

Comp Plan 2000	Deleted, Modified, or Same	Comp Plan 2023	New
CITIZEN INVOLVEMENT		1. CITIZEN INVOLVEMENT	
Goal		Goal	
1. To maintain a Citizen Involvement Plan that ensures the opportunity for citizens to be involved in all phases of the planning process.	SAME	To maintain a Citizen Involvement Plan that ensures the opportunity for citizens to be involved in all phases of the planning process.	
Policies		Policies	
1. The City shall employ a variety of methods of informing citizens and obtaining their opinions and attitudes on matters relating to the planning process.	MODIFIED: Language changed and objectives added to Policy 1.	1. Employ a variety of methods to educate and inform citizens on matters relating to the planning process. 1A. During community engagement events, offer materials and planning expertise by the way of both physical take-home and digital options. 1B. Provide opportunities to participate that are appropriate to community members of all abilities.	
2. The City shall continue to involve citizens in all phases of the planning process.	MODIFIED: Language changed and objectives added to Policy 2.	2. Engage citizens by obtaining their opinions in all phases of the planning process, promoting strategies to reach underrepresented populations. 2A. Solicit and support participation from underrepresented populations on citizen advisory committees and commissions. 2B. Use multiple forms of communication to ensure community awareness and involvement. 2C. As the Committee for Citizen Involvement, the Planning Commission will meet at least once per year to review public involvement activities.	
3. In accordance with state law, the City shall conduct all hearings leading to a land use decision as quasi-judicial hearings.	DELETED		
4. The City shall incorporate into its land use regulations the provisions of state law regarding the conduct of quasi-judicial hearings and shall regularly review those regulations and make changes required to maintain them in conformance with state law and court interpretations.	DELETED		
LAND USE PLANNING		2. LAND USE PLANNING	
Goal		Goal	
1. To maintain a land use planning process and policy framework as a basis for all decisions and actions related to the use of the land and to assure an adequate factual base for such decisions and actions.	SAME	To maintain a land use planning process and policy framework as a basis for all decisions and actions related to the use of the land and to assure an adequate factual base for such decisions and actions.	
Policy		Policies	
1. The Planning Commission will conduct a thorough review of the Plan and Implementing Ordinances at least as often as directed by the Oregon Department of Land Conservation and Development in order to satisfy the periodic review requirements of ORS 197.633.	MODIFIED: Language changed and absorbed into Policy 1.	1. Review and update or amend the Comprehensive Plan every 10 years.	
		2. Ensure land policies and procedures are addressed in the city's development code and other implementing ordinances.	NEW
		3. Initiate a process to phase out the Agricultural Holding designation. Assign new urban land use designations to areas that are currently within the Agricultural Holding District. Agricultural uses will still be allowed for areas outside city limits, but an urban zone district will be applied upon annexation.	NEW
NATURAL RESOURCES		5. NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES	
Agricultural Lands			
Goal		Goal	

1. To preserve the economic livelihood of the farmer by preserving prime agricultural land for farming.	DELETED	To conserve open space, protect natural and scenic resources, and preserve historic and cultural resources.	
Policies		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.	DELETED	1. Protect and enhance natural resources through proper use, maintenance, and development. 1A. Maintain a healthy and diverse tree canopy and other publicly owned vegetation. 1B. Encourage low-impact development techniques and other strategies to preserve and enhance waterways, creeks, rivers and riparian areas, and wetlands.	
2. The City shall retain established agricultural holding zones until agricultural lands are needed for urban uses.	DELETED	2. Maintain and expand the city's open-space network, especially greenways and open space along creeks. 2A. Ensure adequate open space and trail development in high density development and neighborhoods lacking access to these amenities. 2B. Manage open space areas for their value in linking citizens and visitors with the natural environment	
3. The City shall encourage Yamhill County to restrict commercial and residential development outside the Carlton Urban Growth Boundary.	DELETED	3. Identify sites and structures relating to the history of the state and the city that should be identified, protected, and enhanced. 3A. Encourage property owners to preserve and restore historic structures, sites, and elements especially within the downtown core and urban renewal district. 3B. Register qualified buildings and structures on National and/or State Registry of Historical Sites. 3C. Consider the reuse or relocation of city-owned historical structures as an alternative to redevelopment or demolition.	
Forest Lands			
none.	DELETED		
Open Spaces and Scenic Sites			
Goal			
1. To conserve open spaces and preserve, scenic, and resources.	MODIFIED: Utilizing Statewide Planning Goals.		
Policies			
1. The City shall ensure that as development occurs, adequate land will be retained in permanent open space.	MODIFIED: Absorbed into Policy 2.		
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.	DELETED		
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.	DELETED		
Mineral and Aggregate Resources			

Goal			
none.	DELETED		
Policy			
1. The City shall support the development and protection of mineral and aggregate resources throughout Yamhill County.	DELETED		
Energy Resources			
none.	DELETED		
Fish and Wildlife Resources			
none.	DELETED		
Historic and Cultural Resources			
Goal			
1. To conserve historic and cultural resources.	MODIFIED: Utilizing Statewide Planning Goals.		
Policies			
1. The City's designated historic sites shall be protected, promoted, and enhanced as important community resources.	MODIFIED: Language absorbed into Policy 3.		
2. 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.	DELETED		
3. 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.	MODIFIED: Language absorbed into Policy 3.		
4. If archeological sites are identified in the City, the City will coordinate with the State Historic Preservation Office in establishing a review procedure that meets the requirements of Administrative Rule 660-16-025.	DELETED		
5. The City shall coordinate with and seek advice from the State Historic Preservation Office in matters regarding existing and potential historic sites and/or structures.	DELETED		
Water Resources		6. AIR, WATER, AND LAND RESOURCES QUALITY	
Goals		Goal	
1. To protect Carlton's water quality through compliance with State, Regional, and Federal water quality standards.	MODIFIED: Utilizing Statewide Planning Goals.	To maintain and improve the quality of the air, water, and land resources of the city.	
2. To protect groundwater and aquifer resources from damage by residential, industrial, and commercial development.	DELETED		
3. To protect Carlton's Panther Creek Watershed through coordination with Yamhill County, private landowners, and BLM.	DELETED		
Policies		Policies	

1. To protect Carlton's water resources through coordination with the Department of Water Resources.	MODIFIED: Absorbed into Policy 1.	1. Protect air, water, and land quality from the impacts of development through applicable state or federal environmental quality standards. 1A. Encourage the use of pervious surfaces in new development to prevent the negative ecological effects of urban stormwater runoff. 1B. Prioritize on-site stormwater management except where the City determines it to be inefficient or infeasible. 1C. Promote land-use patterns that offer opportunities for amenities close to residential areas to reduce vehicle miles travelled and associated emissions.	
2. The City has been identified as a major water table area with a sensitive aquifer by the DEQ. At the appropriate time, the City will coordinate with the DEQ in the implementation of its program for water table areas with sensitive aquifers. The DEQ anticipates this program may have an effect of the placement of septic tanks and underground storage tanks.	DELETED	2. Encourage lighting design and practices that reduce the negative impacts of light pollution. 2A. Manage city lighting so that they are only on when needed, only light intended areas, are no brighter than necessary, minimize blue light emissions, and eliminate upward- directed light.	NEW
3. The City shall propose a cooperative agreement between private industry, Yamhill County, and BLM for watershed protection and enhancement.	MODIFIED: Absorbed into Policy 3.	3. Participate in appropriate environmental quality planning efforts on a regional level. 3A. Collaborate on significant environmental quality protective measures with neighboring communities.	
Air Resources			
Goals			
1. To maintain and improve the quality of the air resources of the City and State.	MODIFIED: Utilizing Statewide Planning Goals.		
Policies			
1. The City shall support State and Federal agency efforts to maintain and improve the air resources of the City and the State.	MODIFIED: Absorbed into Policy 1.		
2. The City shall restrict future developments, which would detrimentally affect the quality of the air resources.	DELETED		
3. The City shall encourage alternative forms of transportation to reduce automobile emission pollution.	DELETED		
4. All development within the City shall comply with D.E.Q. air quality standards.	MODIFIED: Absorbed into Policy 1.		
NATURAL HAZARDS		7. AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS	
Flood Hazards		Goal	
Goals			
1. To minimize danger to public safety and welfare from flooding and to improve the general welfare by reducing economic loss due to interruption of business and industry, or damage to homes and other properties.			
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.	MODIFIED: Utilizing Statewide Planning Goals.	To protect people and property from the effects of natural hazards.	
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.	DELETED		
4. To minimize expenditure of public money required for costly flood control and recovery programs.	DELETED		
Policies		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.	DELETED	1. Concentrate urban uses on suitable lands, and limit development in food plains, areas susceptible to wildfire, and lands with steep slopes and/or unstable soils. 1A. Limit development in food plains through the land use application process. 1B. Permit non-residential development in the flood fringe (the outer portions of the foodplain) if it satisfies local code requirements regarding the height of the structure's main floor above floodwaters, 'flood proofing' construction, displacement of floodwaters, and similar matters.	
2. The City shall designate areas of recognized flood hazard.	MODIFIED: Language simplified and absorbed into Policy 1.	2. Promote earthquake hazard awareness and hazard mitigation activities by providing information to residents, such as retrofitting measures that can reduce the vulnerability of dwellings.	
3. The City shall recognize and incorporate additional flood data as it becomes available.	DELETED	3. Maintain procedures to advise applicants for development permits of the areas known to have a potential for natural hazard effects.	
4. The City shall make information regarding flood hazards available to the public 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.	MODIFIED: Language simplified and absorbed into Policy 3.	4. Develop a disaster preparedness plan that outlines how the city will prevent, protect against, mitigate, respond to, and recover from natural disasters. 4A. Ensure key city services, such as water and sewer have the capability for back-up electricity during emergencies. 4B. Coordinate with other agencies and partners to ensure critical services are provided during emergencies.	NEW
5. The City shall require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction.	DELETED		
6. The City shall ensure that public utilities be protected from flood hazard at the time of initial construction.	DELETED		
7. The City shall control the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters.	DELETED		
8. The City shall control filling, grading, dredging and any other development that may increase flood damage.	DELETED		
9. The City shall prevent or regulate the construction of flood barriers that may increase flood hazards in other areas.	DELETED		
10. The City shall enforce its Flood Hazard Zone as a way to guide development within the flood plain and encourage expansion into areas not affected by the flood plain hazards.	DELETED		
11. The City shall control runoff from newly developed areas that increases flood hazard and/or erosion?	DELETED		
Seismic Hazards			
Goals			
1. To reduce the potential for loss of life and bodily injury from seismic activity.	MODIFIED: Utilizing Statewide Planning Goals.		
2. To minimize the potential for earthquake related damage in Carlton.			
Policies			
1. Carlton will promote earthquake hazard awareness and hazard mitigation activities in the community by periodically providing information to residents such as on retrofitting measures that can reduce the vulnerability of dwellings.	MODIFIED: Language simplified and absorbed into Policy 2.		

2. Carlton will seek adequate funding sources to coordinate an assessment of the level of earthquake preparedness in the community and the vulnerability of key public facilities. The assessment will include the development of a prioritized list of hazard reduction activities.	DELETED		
Soil Hazards			
Goal			
1. To recognize areas of soil hazard and require that uses vulnerable to soil hazard be protected from future damage at the time of initial construction.	MODIFIED: Utilizing Statewide Planning Goals.		
Policies			
1. The City shall designate areas of recognized soil hazard.	DELETED		
2. The City shall make information regarding soil hazards available to the public to ensure that those who consider occupying areas of potential or existing hazard have access to appropriate information and assume responsibility for their actions.	MODIFIED: Language absorbed into Policy 3.		
3. The City shall request assistance and comment from appropriate agencies in evaluating development in areas of known soil hazard.	DELETED		
4. The City shall, through assistance from appropriate agencies, ensure that criteria for building in soil hazard areas are met.	DELETED		
5. 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.	DELETED		
6. The City shall ensure that public utilities and services be protected from soil hazard at the time of initial construction.	DELETED		
Slope Hazards			
Goal			
1. To designate areas containing steep slopes for land uses commensurate with the ability of the land to support the development.	DELETED		
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.	MODIFIED: Language simplified and absorbed into Policy 1.		
2. The City shall ensure that native vegetation is retained in sufficient amount to prevent soil erosion.	DELETED		
RECREATION		8. RECREATIONAL NEEDS	
Goal		Goal	
1. To provide adequate park land and recreational facilities for the citizens of the community.	MODIFIED: Utilizing Statewide Planning Goals.	To satisfy the recreational needs of Carlton's community and visitors alike.	
Policies		Policies	

1. Recreational facilities and services shall be expanded as the need arises.	MODIFIED: Language changed, actionable items added, and objectives added to Policy 1.	1. Develop a high-quality, diverse system of parks and park programs that provide adequate and equitable park access to all residents. 1A. Identify and reserve land for parks and recreation within the urban growth boundary. 1B. Encourage developers to dedicate park sites as a part of the land use process. 1C. Ensure adequate park and trail development in high density development and neighborhoods currently disconnected from these amenities.	
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.	DELETED	2. Create a network of shared-use pedestrian and bicycle trails to enable connectivity between parks, neighborhoods, schools, and public amenities.	
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 whenever possible.	DELETED	3. Coordinate with adjacent jurisdictions to plan for and create parkland and recreational facilities. 3A. Ensure the adequacy of pedestrian and bicycle connections to local, county, and regional trails.	NEW
4. Development of bicycle and pedestrian pathways should be examined as a potential recreational resource for the citizens of Carlton.	MODIFIED: Absorbed into policy 2.	4. Establish and maintain a healthy urban forest by encouraging a diverse selection of trees in parklands.	NEW
5. The City shall support Yamhill County in meeting its anticipated demand for future parkland for recreational uses.	DELETED		
6. The city shall seek funding for a park and recreational study sufficient to identify and program future park and recreational facility and property needs.	DELETED		
ECONOMY		9. ECONOMIC DEVELOPMENT	
Goal		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.	MODIFIED: Utilizing Statewide Planning Goals.	To diversify and improve the economy of Carlton.	
Policies		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.	MODIFIED: Language changed to reflect other economically viable land uses in Policy 1.	1. Plan for an adequate supply of commercial and industrial land to accommodate the types and amount of economic development and growth anticipated in the future. 1A. Identify current and potential commercial and industrial land within the urban growth boundary and analyze it based on market factors and its suitability for economic growth.	
2. Carlton shall encourage industry that will raise the wage scale in the community.	MODIFIED: Language changed to be more detailed and reflect actionable items and objectives in Policy 2.	2. Create conditions that encourage growth of existing businesses, entrepreneurs, and attraction of new businesses to create jobs with a range of wages. 2A. Support heritage industries such as agriculture and forestry. 2B. Limit the amount of commercial use allowed on land with an industrial zone designation. 2C. Promote commercial development in the downtown core that will diversify the local economy where those businesses are compatible with the city's small-town character, provide necessary services and limit large commercial options.	

<p>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.</p>	<p>MODIFIED: Absorbed into Policy 2.</p>	<p>3. Implement policies and programs to support and encourage local, commercial development downtown. 3A. Seek input from existing local businesses downtown during decision-making processes. 3B. Ensure land uses and transportation connections that provide access for residents and support tourism within the downtown core.</p>	
<p>4. Industry shall be encouraged that provides training opportunities in skills that can be transferred to other job categories and opportunities.</p>	<p>DELETED</p>		
<p>5. The City shall encourage industry that would pay its fair share for services required for its establishment and maintenance.</p>	<p>DELETED</p>		
<p>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.</p>	<p>DELETED</p>		
<p>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.</p>	<p>DELETED</p>		
<p>8. Carlton shall encourage industry and/or economic activity that will be energy efficient and 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</p>	<p>DELETED</p>		
<p>9. Carlton shall encourage industrial development that meets appropriate D.E.Q. pollution control requirements.</p>	<p>DELETED</p>		
<p>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.</p>	<p>MODIFIED: Some language incorporated into Policy 2.</p>		
<p>11. 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 controlled areas sufficiently buffered from adjacent uses to prevent conflict.</p>	<p>DELETED</p>		
<p>12. Industrial development along Highway 47, including the entrances to Carlton, shall be attractively designed with landscaping to screen industrial storage and work areas from view.</p>	<p>DELETED</p>		
<p>13. Carlton shall encourage business development that retains, strengthens and expands the business base in Carlton.</p>	<p>MODIFIED: Absorbed into Policy 2.</p>		

14. Carlton shall encourage businesses that will complement and improve the existing downtown commercial mix and will enhance downtown's attractiveness to its target markets.	MODIFIED: Absorbed into Policy 3.		
15. Carlton shall maintain a long-term (20 year) supply of industrial and commercial lands that includes a variety of parcel sizes and locations. Redesignation of land to or from commercial or industrial zones may be allowed providing: a. It serves the community's interests and does not impact the long-term continuity of the 20 year land supply; and b. There is a demonstrated need to expand the industrial/commercial or non-residential land use supply.	DELETED		
16. Carlton will review the City's economic forecast and commercial and industry land supply as updated employment data and regional forecasts become available.	DELETED		
HOUSING		10. HOUSING	
Goal		Goal	
1. To develop a variety of housing opportunities to meet the needs of all present and future residents at the lowest possible cost, and with the highest possible standards.	MODIFIED: Utilizing Statewide Planning Goals.	To provide housing options to meet the needs of current and future residents.	
Policies		Policies	
1. To permit new developments only when all urban services become available. These services shall include: public water, sanitary sewers, storm drainage, solid waste collection, streets, parks and recreation facilities, and adequate police, and fire protection.	SAME	1. Permit new developments only when all urban services become available. These services include: public water, sanitary sewers, storm drainage, solid waste collection, streets, parks and recreation facilities, and adequate police, and fire protection.	
2. To conserve and improve structurally sound existing housing stock in Carlton.	DELETED	2. Monitor residential land development to ensure that there is enough residential land to accommodate the long-term forecast for population growth.	NEW
3. Within already-developed areas, a variety of infill housing types shall be made available using appropriate density and design standards.	MODIFIED: Language absorbed into Policy 3.	3. Encourage a mix of housing types dispersed throughout the city and within neighborhoods including attached and detached single-family housing and multifamily options.	
4. The City recognizes manufactured housing as a significant source of housing supply, and manufactured dwelling units shall be permitted anywhere single-family dwellings are permitted, subject to the construction standards and exceptions allowed by State law.	MODIFIED: Absorbed into Policy 4.	4. Encourage the development and preservation of housing affordable to low-to moderate-income households. 4A. Protect existing manufactured home parks to retain existing homes. 4B. Review development code to remove barriers to middle housing types, including plexes, townhomes, and cottage clusters.	
5. To assist parties to access to federal, state, or other funds for the rehabilitation of existing housing.	DELETED	5. Encourage the development of housing options that are accessible to people of all abilities and allow residents to age in place. Specifically smaller, single-level housing options.	NEW

<p>6. Residential Land Use Policy</p> <p>a. All residential development within the City of Carlton shall conform to the state building, electrical, plumbing, and fire codes. Residential development shall be encouraged in a compact and efficient manner to provide the needed housing units for varying income levels, reduce the amount of land used for residences, conserve energy supplies, and facilitate the provision of public facilities and services in an efficient and economic manner.</p> <p>b. The City shall encourage a mix of housing types including duplex development within new subdivisions and residential planned unit developments until the City's housing mix more closely resembles the preferred ratio of 75 percent single-family to 25 percent multifamily.</p> <p>c. Varying lot sizes and configurations shall be encouraged in order to provide for a variety of housing types, densities and designs.</p>	<p>DELETED</p>		
<p>PUBLIC FACILITIES AND SERVICES</p>		<p>11. PUBLIC FACILITIES AND SERVICES</p>	
<p>Goals</p>		<p>Goals</p>	
<p>1. To develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for future development.</p>	<p>MODIFIED: Utilizing Statewide Planning Goals.</p>	<p>To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban development consistent with the city's vision.</p>	
<p>Policies</p>		<p>Policies</p>	
<p>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.</p>	<p>DELETED</p>	<p>1. Modernize and maintain municipal facilities in the most efficient and cost-effective manner to adequately serve the existing population and anticipated growth.</p> <p>1A. Plan, operate and maintain the water distribution, stormwater, and sewer management systems for all current and anticipated city residents within its existing urban growth boundary and plan strategically for future expansion areas.</p>	
<p>2. The City shall promote the upgrading and maintenance of the wastewater system as a vital element to the continued well-being of the community, and shall cooperate with and coordinate such efforts with applicable regional, state, and federal agencies.</p>	<p>MODIFIED: Language simplified and absorbed into Policy 1.</p>	<p>2. Identify and promote equitable sewer, water, and stormwater assessment methodologies.</p> <p>2A. Identify and remediate areas currently underserved by infrastructure.</p> <p>2B. Make investments to support the equitable provision of infrastructure.</p> <p>2C. Coordinate with franchise utilities to encourage equitable access to services.</p>	
<p>3. Existing residences not connected to the existing wastewater system shall receive first priority for sewer hookup when the system is upgraded and expanded.</p>	<p>DELETED</p>	<p>3. Examine, identify, and promote energy efficient and cost-effective methods to provide and maintain public facilities and services.</p>	
<p>4. The City shall identify and promote equitable sewer and water assessment schemes.</p>	<p>MODIFIED: Language incorporated into Policy 2.</p>	<p>4. Ensure adequate and responsive emergency services for the Carlton community.</p>	<p>NEW</p>
<p>5. Developable areas which are most easily served by public facilities and services shall be identified and promoted as priority development areas.</p>	<p>MODIFIED: Language simplified and absorbed into Policy 1.</p>	<p>5. Establish and maintain a healthy tree canopy urban forest by encouraging a diverse selection of trees adaptable to the changing climate for the city's streetscapes.</p>	<p>NEW</p>
<p>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.</p>	<p>MODIFIED: Language incorporated into Policy 3.</p>	<p>6. Preserve and protect existing healthy mature trees along streets, especially in rights-of-way and planting strips, through development and maintenance of those rights-of-way.</p>	<p>NEW</p>
<p>7. 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.</p>	<p>DELETED</p>		

8. The City shall ensure that adequate sedimentation, erosion control, and drainage measures are taken for all new buildings and development.	DELETED		
9. The City shall investigate and promote measures to improve and maintain a high standard of water quality within the domestic water system.	DELETED		
10. Carlton, when in the best interest of the community, should support and promote the use of countywide social services. Particular attention shall be paid to the needs of the youth and the elderly.	DELETED		
11. A high standard of police and fire protection shall be maintained and expanded as needed.	DELETED		
12. The City shall coordinate efforts with the contracted disposal service to assure that the solid waste disposal needs in the community are being met in a most cost efficient and energy conserving manner.	DELETED		
13. The City shall promote recycling of solid waste materials.	DELETED		
14. The City shall encourage the Chemeketa Region Solid Waste Management Program to provide policy and implementation alternatives for an effective solid waste program.	DELETED		
15. The City shall coordinate with Yamhill County on all solid waste management decisions by the City of Carlton.	DELETED		
16. The City shall review land use applications relating to commercial/industrial activities to assure TMDL's are not exceeded at the City's point of wastewater discharge.	DELETED		
17. The City shall periodically review its Wastewater Plan, Water Plan, and Storm Drainage Plan as needed but no less than once every five years. If the review finds a plan to be deficient, it shall be updated.	DELETED		
TRANSPORTATION		12. TRANSPORTATION	
Goal 1		Goal	
Preserve the function, capacity, level of service, and safety of State Highway 47.	DELETED	To provide and encourage a safe, convenient, and economic transportation system.	
Policies		Policies	
A. The City shall coordinate all transportation-related activities impacting Highway 47 with the Oregon Department of Transportation.	DELETED	1. Plan for a multi-modal transportation system accessible for all users. 1A. Make investments to accommodate multi-modal traffic on major and minor arterial roads. 1B. Inventory bicycle and pedestrian networks and plan for needed infrastructure improvements.	
B. The City shall conform to Oregon Department of Transportation standards and practices with transportation issues concerning Highway 47.		2. Establish and design facilities that improve safety of all users of the transportation system. 2A. Identify and implement ways to minimize conflicts between different modes of travel.	NEW
C. The City shall coordinate with the Oregon Department of Transportation on all land use decisions impacting Highway 47.	MODIFIED: Language simplified and absorbed into Policy 4.	3. Support improvements that make downtown inviting and access to businesses safe and convenient for pedestrians and bicycles.	
D. The City shall work with the Oregon Department of Transportation to further refine and implement the Highway 47 transportation improvements identified in the Transportation System Plan.		4. Coordinate facility improvements and services with regional partners such as Yamhill County and Oregon Department of Transportation (ODOT).	
Goal 2		5. Explore opportunities to provide or participate in local or regional public transit programs to provide transportation services to local residents.	

<p>Enhance the transportation mobility and safety of the local street system.</p>	<p>MODIFIED: Language simplified and absorbed into Goal 1.</p>		
<p>Policies</p>			
<p>A. Approval Processes for Transportation Facilities The following policies relate to the approval process for transportation facilities:</p>			
<p>1. The Transportation System Plan is an element of the City’s Comprehensive Plan. It identifies the general location of transportation improvements. When a specific alignment is selected for proposed public road and highway projects it shall be permitted without a plan amendment if the new alignment falls within a transportation corridor identified in the Transportation System Plan.</p>			
<p>2. Except where specifically regulated, the operation, maintenance, repair, and preservation of existing transportation facilities shall be allowed without land use review when, under ordinary circumstances they do not have a significant impact on land use.</p>			
<p>3. Except where specifically regulated, the dedication of right-of-way, authorization of construction and the construction of facilities and improvements, for improvements designated in the Transportation System Plan, and for improvement that are consistent with clear and objective dimensional standards, shall be allowed without land use review. The classification of the roadway and approval of road standards shall be in accordance with appropriate procedures.</p>	<p>DELETED</p>		
<p>4. Changes in the frequency of transit services that are consistent with the Transportation System Plan and that under ordinary circumstances do not have a significant impact on land use shall be allowed without land use review.</p>			
<p>5. For State projects that require an Environmental Impact Study (EIS) or Environmental Assessment (EA), the draft EIS or EA shall serve as the documentation for local land use review, if local review is required. Where the project is not consistent with the Transportation System Plan, formal review of the draft EIS or EA and concurrent completion of necessary goal exceptions or plan amendments shall occur prior to project commencement.</p>			
<p>B. Protection of Transportation Facilities</p>			
<p>1. The City shall protect the function of existing and planned roadways as identified in the Transportation System Plan.</p>			
<p>2. The City shall include a consideration of the impact of proposed development on existing and planned transportation facilities in all land use decisions.</p>			

<p>3. The City shall protect the function of existing or planned roadways and roadway corridors through the application of appropriate land use regulations.</p>			
<p>4. The City shall consider the potential to establish or maintain accessways, sidewalks, walkways, paths, and trails prior to the vacation of any public easement or right-of-way.</p>	<p>DELETED</p>		
<p>5. The City shall preserve right-of-way for existing and planned transportation facilities through exactions, voluntary dedication, and setbacks.</p>			
<p>6. The City shall coordinate with ODOT and the railroad owners/operators to preserve the railroad right-of-way for future rail service.</p>			
<p>7. The review of development applications and associated conditions of approval for right-of-way dedications and street improvements shall consider the impact of the development and rough proportionality through an individual determination.</p>			
<p>C. The local street plan in the Transportation System Plan shall be implemented by local developments. The local street plan identifies general alignments of future local streets and maintains a grid system whenever possible. Developers shall be required to follow the local street plan. Flexibility is allowed only as the proposed modifications still meet the integrity of the overall local street plan and circulation objectives. Any modifications to the local street plan shall be in accordance with the appropriate land use application for the modification proposed. The decision for modification shall be based on the criteria for the appropriate land use application and whether the integrity of the overall local street plan is still met and circulation objectives can still be achieved.</p>	<p>DELETED</p>		

<p>D. Railroad Crossing</p> <p>In the event a developer is unable to acquire the necessary right-of-way and permission to cross the Union Pacific Railroad right-of-way, for the purposes of street extensions as shown in the City’s Transportation System Plan, after good faith attempts, then the City shall consider proceeding to acquire such right-of-way through the exercise of the City’s power of eminent domain. The street extension must serve proposed uses which are permitted under the City Zoning Code, and for which preliminary plat approval has been granted if required.</p> <p>The City shall keep account of time and expenses incurred in acquiring said right-of-way, including court costs, and the developer shall pay all such expenses, together with the amount of judgement or settlement, as a condition of issuance of construction permits. The City may require the posting of a cash bond, or other security acceptable to the City, to cover the estimated costs of the proceeding and costs for compensation to the owner of the railroad right-of-way.</p> <p>Any settlement of condemnation action must be concurred in by the developer. In the event the developer decides to abandon the development, the developer shall pay to the City all costs incurred in preparing for and prosecuting the condemnation action.</p> <p>All rights-of-way acquired by the developer, or for the developer, shall be dedicated to the City prior to construction of any street.</p>	<p>DELETED</p>		
<p>Goal 3</p>			
<p>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.</p>	<p>DELETED</p>		
<p>Policies</p>			
<p>A. Pedestrian and Bicycle Circulation</p> <p>1. The City shall maintain and implement the Transportation System Plan’s 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.</p>			

2. The City shall require streets and access ways where appropriate to provide direct and convenient access to major activity centers, including downtown, schools, shopping areas, and community centers.				
3. The City shall maintain and implement the Transportation System Plan's sidewalk improvement plan to develop the pedestrian system. Included within the pedestrian plan is a priority system that shall be followed.				
4. Bicycle facilities on local streets shall be shared facilities with general traffic since local street traffic volumes are low and narrow local roads create a hardship in the development of exclusive bike lanes.				
5. Retrofitting existing arterials and collectors within the Urban Growth Boundary with bike lanes shall be considered only when deemed appropriate and practical by the City Council.	<p>MODIFIED: Some language incorporated into Policy 1.</p>			
6. The development of bike lanes shall be considered for all new arterials and collectors within the Urban Growth Boundary. Consideration of the development of bike lanes shall be based on availability of right-of-way and financial ability.				
7. Where practicable, bikeways and pedestrian accessways shall connect to local and regional travel routes.				
8. Bikeways and pedestrian access ways shall be designed and constructed to minimize potential conflicts between transportation modes. Design and construction of such facilities shall follow the guidelines established by the Oregon Bicycle and Pedestrian Plan.				
9. Bicycle parking facilities shall be provided at all new residential multifamily developments of four units or more, commercial, industrial, recreational, and institutional facilities.				
10. The City will coordinate with the Yamhill-Carlton School District to develop and promote the use of safe and convenient pedestrian and bicycle facilities to the elementary school and high school bus stops.				
B. Transit				
1. Supporting the continued operation of existing public transit services is a priority.				
2. The City shall support efforts to coordinate with governmental and private agencies in the planning and provision of public transportation services and support a regional program to improve services, particularly for the transportation disadvantaged.		<p>MODIFIED: Some language incorporated into Policies 4 and 5.</p>		
3. The City will cooperate with Yamhill County and other agencies in expanding public transit opportunities, including bus and rail.				
4. The City will coordinate with other jurisdictions when the need for park-and-ride facilities is studied.				
5. The City will coordinate with local businesses to increase transit and shuttle service and the use of park-and-ride and overflow parking lots during special events such as festivals and peak wine tasting events.				
Goal 4				
Improve coordination between the City of Carlton, Yamhill County, and the Oregon Department of Transportation (ODOT)				

Policies			
A. The City shall coordinate with the Oregon Department of Transportation to implement the highway improvements listed in the Statewide Transportation Improvement Program (STIP) that are consistent with the Transportation System Plan and comprehensive plan.	MODIFIED: Wording simplified and incorporated into Policy 3.		
B. The City shall consider the findings of ODOT's draft Environmental Impact Statements and Environmental Assessments as an integral part of the land use decision-making procedures if the documents are received in a timely manner for review by the City of Carlton. A timely manner shall constitute a minimum time frame of 45 days for review and comment by the City of Carlton. Other actions required, such as a goal exception or plan amendment, will be combined with review of the draft EA or EIS and land use approval process.			
ENERGY		13. ENERGY CONSERVATION	
Goal		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.	MODIFIED: Language simplified in Goal 1.	To conserve existing energy resources and develop alternative sources.	
Policies		Policies	
1. The City shall request assistance from appropriate agencies, when necessary; to evaluate energy considerations for planned development.	DELETED	1. Encourage energy conservation and climate resiliency in new development through site planning, drought and fire-resistant landscaping, stormwater mitigation, and construction practices that take advantage of climatic conditions of light, heat, cooling, and ventilation.	
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.	DELETED	2. Encourage land use patterns that locate various land use activities (residential, employment, recreation, education, etc.) within close proximity. 2A. Promote mixed-use development and increased densities near activity centers and along major transportation routes.	NEW
3. The City shall encourage the siting, design and layout of structures that minimize the electrical and fossil fuel energy consumed by these structures.	MODIFIED: Language simplified and absorbed into Policy 1.	3. Plan and solicit support for renewable energy sources. 3A. Promote the design and development of public facilities and housing developments to take advantage of solar energy and co-generation.	
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.	DELETED		
5. The City shall encourage landscaping which provides summer shade to structures and paved areas, protection-from winter winds and access to solar radiation.	DELETED		
6. Special consideration shall be paid to avoiding landscape/tree conflict with overhead lines.	DELETED		
7. Power lines should be encouraged to be established underground whenever	DELETED		
8. The City shall promote preservation of solar rights through encouragement of proper development planning.	DELETED		
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.	DELETED		

10. The City shall encourage developments that contain provisions for energy efficiency and/or retain options for future considerations of renewable sources of energy.	MODIFIED: Language simplified and absorbed into Policy 3.		
11. The City shall encourage new housing developments that provide for natural design opportunities, including but not limited to, the use of solar energy, and natural drainage patterns.	MODIFIED: Language simplified and absorbed into Policy 3.		
12. The City shall encourage the use of innovative design and development techniques which will save energy in new residential and commercial structures.	MODIFIED: Language simplified and absorbed into Policy 1.		
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.	DELETED		
14. The City shall request assistance to inventory current energy uses.	DELETED		
15. The City shall request assistance to account for changes in energy supply and price when updated housing and employment projections are made.			
URBANIZATION		14. URBANIZATION	
Goal		Goal	
1. To provide for an orderly and efficient transition from rural to urban land use.	SAME	To provide for an orderly and efficient transition from rural to urban land use.	
Policies		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.	MODIFIED: Language simplified and absorbed into Policy 1 .	1. Update and expand the urban growth boundary when conditions exist that satisfy adopted local and state standards for amendments to urban growth boundaries.	
2. 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 livability, (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) Compatibility between the proposed urban uses and nearby agricultural activities, and (f) Environmental, energy, social and economic consequences.	MODIFIED: Language simplified and absorbed into Policy 1 .	2. Encourage the location of housing to minimize the consumption of prime agricultural land and other areas of natural resources that contribute to the community's rural character.	
3. The City shall encourage the availability of sufficient land for various urban uses to ensure choices in the market place.	DELETED	3. Encourage infill development to utilize vacant parcels and achieve a more compact community.	
4. 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.	DELETED	4. Use intergovernmental agreements with Yamhill County and other public agencies as needed to establish areas of mutual interest and coordination procedures relative to urban growth management.	

<p>5. Methods and devices for guiding urban land use should include but not be limited to the following as they become feasible:</p> <ul style="list-style-type: none"> (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. 	<p>DELETED</p>		
<p>7. The City shall investigate the use of growth management techniques to promote a reasonable rate of growth consistent with the availability of public facilities and services and the fiscal ability of the City to provide public facilities and services.</p>	<p>DELETED</p>		
<p>8. The City shall require new developments to pay all costs of capital improvements to that development.</p>	<p>DELETED</p>		
<p>9. Encourage the location of housing to minimize the consumption of prime agricultural land and other areas of natural resource that contribute to the community's rural character.</p>	<p>SAME: Same as Policy 2.</p>		
<p>10. Development shall avoid locating in areas, which are subject to, and/or generate adverse environmental impacts.</p>	<p>DELETED</p>		
<p>11. Development shall be encouraged to utilize vacant parcels of bypassed land in order to achieve a more compact community.</p>	<p>MODIFIED: Language simplified but similar to Policy 3.</p>		