

### 31.03.350 Carlsborg Urban Growth Area.

The purpose of this section is to establish land use designations and policies for the unincorporated Carlsborg UGA.

#### (1) Community Vision.

(a) [Policy No. 1] In setting forth the 560-acre Carlsborg UGA, the Board of County Commissioners recognize the Carlsborg community's historic mix of commercial, industrial and residential land uses, allows for continued development and economic growth, and seeks consistency with various state and local land use laws, while continuing to respect the character of the community.

(b) [Policy No. 2] The 20-year vision for the Carlsborg UGA is for continued commercial, industrial and residential growth consistent with the established land use policies and regulations ~~now being established. The densities established therein are considered urban in nature and will be reviewed when enhancements in on-site technology and updates to state and local health and environmental protection regulations justify an increase. Community infrastructure will be provided to protect the environment and to enhance the quality of life in the area.~~

(i) Residential growth will continue the historic housing pattern (i.e., single – family and multiple-family ~~dwelling and planned unit developments, including the use of manufactured homes~~). New residential housing will ~~serve~~ provide for the needs of a wide range of residents to maintain a dynamic community. single persons, families, and retirees, in all income groups.

(ii) General commercial activities will continue to be developed along portions of the Highway 101 Corridor, and less intense commercial activities along Carlsborg Road. These activities will provide a range of retail and wholesale services and products for local and regional residents, tourists, and others.

(iii) Industrial activities will continue to be developed within the Carlsborg Industrial Park and Idea Development (north of the Industrial Park). These activities will provide industrial, ~~commercial~~ and manufacturing services fundamental to the economic vitality of the community and Clallam County.

(iv) The area immediately southwest of the intersection of Spath and Carlsborg roads (commonly referred to as the Carlsborg historic village), contains a unique mixture of older commercial and residential properties located on small parcels. The County will continue to work with the community to maintain the historic and cultural value of this area. Development and redevelopment will reflect a human-scale, pedestrian friendly character and will be enhanced by amenities such as restaurants, shops, sidewalks, lighting, trail connections, and public restrooms. In view of the historic and cultural value of these properties, the County will continue to work with the community to address issues concerning development and redevelopment in this area. Efforts will be focussed on providing community solutions to limited septic system options continuity during the transition from on-site septic to the provision of a community sewer system;

~~development of appropriately scaled roadways, sidewalks, trail facilities, and other community amenities including landscaping. The creation of a Carlsborg Community Advisory Council would be instrumental in the development of a subarea plan that addresses the issues of development within the historic center. The County will assist in these efforts by exploring available public and private funding options to assist in development of these and similar community amenities. To ensure that the Village Center is promoted to remain the cultural center of Carlsborg, the continued development of the Village Center will be encouraged if consistent with the existing character of the Village Center and consistent with Comprehensive Plan and GMA policies concerning the control of sprawl. Uses with objectionable characteristics, including noise, light, glare and fumes, will be discouraged from locating within or adjacent to the Village Center.~~

(c) [Policy No. 3] The commercial and industrial activities within the Carlsborg UGA will generate commercial and industrial revenues ~~assist in strengthening the County's economic base~~ through creation of family wage jobs. ~~and the realization of County tax revenues.~~ These activities will be conducted in a manner which promotes community viability blending well with the local character while maintaining ~~and protects the~~ environmental stewardship for the benefit of residents, workers, customers, and the entire community. These activities will also be planned for and conducted in a manner consistent with the guidance provided by the state's Growth Management Act. ~~that does not promote sprawling, low-density development along the SR-101 Corridor, or otherwise result in the inappropriate conversion of rural lands into urban type development.~~

(d) [Policy No. 4] Environmental quality will be maintained and enhanced through groundwater, well and stream protection measures.

(i) Public water systems operated by Clallam County PUD No. 1 will be extended throughout the UGA as expeditiously as possible. However, existing individual wells and systems that are maintained and operated in accordance with local and State health regulations shall be allowed to continue indefinitely.

~~(ii) Sewage treatment will be accomplished through the use of on-site systems. New development will utilize alternative systems with de-nitrifying capability. However, existing on-site systems that are maintained and operated in accordance with local and State health regulations shall be allowed to continue indefinitely. New development shall connect to the Carlsborg public sewer system consistent with the 2014 Carlsborg Wastewater Treatment Plan, as amended, and adopted sewer connection standards found in Clallam County Code 13.12, Carlsborg Sewer System.~~

(iii) Development served by existing on-site septic systems should be encouraged to connect to the Carlsborg sewer system through incentives and other programs.

~~(iiiiv)~~ (iv) The public-private development of green belts and open spaces and the enhancement of Matriotti Creek as a wildlife corridor will be encouraged.

(e) [Policy No. 5] The UGA is part of a regional transportation network, including Highway 101, whereby coordination between local planning and regional transportation planning should be done in order to continue to provide a safe and efficient transportation network.

(f) [Policy No. 6] ~~Public transit is available on Highway 101. Improvements to public transit will occur, including both a transit stop and park and ride lot. The extension of service along Carlsborg Road will be requested. To enhance multi-modal opportunities, linkages and improvements shall be encouraged with service extension along Carlsborg Road to the Village Center. The multi-modal transit opportunities should include a transit stop and a park and ride lot.~~

(g) Policy 7. Non-motorized transportation and pedestrian usage will be enhanced by installing sidewalks and paths throughout the UGA within walking distance of Greywolf School, along Highway 101, and major arterial and collector roads including along Carlsborg, ~~Road~~-Hooker ~~Road~~, Atterbury ~~Road~~, Taylor-Cut-off ~~Road~~, Mill ~~Road~~, Heath ~~Road~~, East Runnion ~~Road~~, and Spath Roads. In addition, non-motorized opportunities should be established adjacent to ~~and alongside~~ Matriotti Creek with connections to the Olympic Discovery Trail, ~~and linkages to regional trails,~~ residential areas and the Village Center, ~~through the implementation of a sidewalk/trail plan.~~

~~(h) [Policy No. 8] The mix of land uses in the area will provide opportunity for residents, business, and industry to work together. Community projects will benefit from the variety of resources available. A Carlsborg community council will be established to promote community needs and to monitor the community's experience under the urban growth area designation.~~

(h) [Policy No. 98] Residential zoning is the predominant land use within the UGA and residential areas about or surround ~~the~~ commercial and industrial ~~uses zones~~. Carlsborg residents are drawn by the natural beauty of the area; the accessibility of area amenities; and the low to moderate cost of living. ~~It is expected that future residents will have similar interests. New~~ Further development of commercial and industrial ~~development activities within the UGA~~ should respect the needs and views of ~~adjacent residential areas those who make the area their home~~. Consideration should be given to design elements such as buffers and screening between residential, commercial and industrial zones to protect residents from inordinate noise, light, glare and ~~obstruction of commercial or industrial~~ views.

## (2) Urban Growth Area Boundaries.

Policy No. [40 9] The Carlsborg UGA is composed of three areas: the Highway Commercial ~~Center~~, ~~the~~ Carlsborg Village Center, and ~~the Urban~~ Residential ~~Center~~. These areas are depicted on the official land use map and are more generally described as follows:

(a) Highway Commercial ~~Center area~~ – generally defined as that area adjacent to the Highway 101 corridor between Matriotti Creek on the west and Gilbert/Taylor Cutoff Road on the east, excluding that portion on the south side of Highway 101 beginning at Parkwood Mobile Home Park. East of Parkwood Mobile Home Park to Taylor Cutoff Road is commercial. ~~(designated in the urban rResidential center)~~. This also includes those existing businesses on the east side of the intersections of Gilbert/Taylor Cutoff Road and Highway 101, as well as the commercial areas along Hooker Road between Highway 101 and Atterberry Road.

(b) Carlsborg Village Center – generally defined as that area adjacent to Carlsborg Road between Runnion Road and the Olympic Discovery Trail (including the industrial parks), and property abutting

Streit Road between Spath and West Runnion, and no further east than the boundary of the Carlsborg Industrial Park. This area also includes those properties on the north side of Runnion Road, east of the Carlsborg/Runnion Road intersection.

(c) ~~Urban Residential Center~~ – generally defined as those lands not described above and east of or including Matriotti Creek, west of Taylor Cutoff Road, south of Spath Road and north of Atterberry Road.

~~(d) The boundaries set forth in the official land use map and generally described in subsections (2)(a) through (2)(c) of this section shall not be amended within the 10-year planning period.~~

(3) Background Data. [Policy No. ~~44 10~~] Considerable information was obtained in the course of developing the Carlsborg neighborhood plan. This information ~~is~~ includes existing and forecast population and 20-year build-out potential: summarized as follows:

(a) Population. Population in the Carlsborg neighborhood ~~is estimated to be 655 in 1990, was 856 857 in 2000 2013, and and is forecast to be about 1,288 4,465 in 2020 2030, and 1,971 persons in 2050 based on a 2.15% annual rate of growth as identified in the 2014 Sewer Facility Plan. based on 2.72 linear projection rate.~~

(b) Land Supply Needs. Based on expected population growth, the community should expect a total of approximately 225 new dwelling units within the 20-year planning period.

(c) Water. The PUD provides water service to portions of the Carlsborg UGA. Additionally, private wells and group water systems provide service within the UGA.

~~(d) Sewage Disposal. Currently, there is not a public sewer or community on-site sewage system in the Carlsborg area operated by a public entity. Carlsborg predominantly has excessively permeable soils which requires pressurized sand-lined trench systems for individual on-site sewage disposal. Under the State health regulations, these soils require a minimum of half-acre lots, provided a public water supply provides service to the property. Where there is no public water supply, minimum lot sizes shall range from one to two and one-half acres depending on soil conditions. A Sanitary sewer service is anticipated by the fall of 2017. This system will require gravity sewer mains connecting to a pump station in Carlsborg and force mains (pressure sewer lines) to the City of Sequim via Highway 101 bridge to a point of connection with the City of Sequim collection system at Grant Road. From there, Carlsborg wastewater will be conveyed in a common sewer to the City of Sequim Water Reclamation Facility.~~

(4) Public Services and Facilities.

(a) Water: [Policy No. ~~4211~~] The following policies guide water service delivery to this neighborhood:

(i) The PUD shall be the public water purveyor within the Carlsborg UGA.

(ii) New land divisions shall require connection to the PUD water system, or another approved water system which meets the level of service standards set by the Carlsborg CFP.

(iii) Existing lots or buildings are not required to hook up to the PUD water system.

(b) Sewage Disposal: [Policy No. ~~4312~~] The following policies shall guide sewage disposal within the area:

~~(i) The operation and maintenance program developed as a part of the Carlsborg CFP shall be fully implemented in the Carlsborg UGA as specified in the CFP. This shall include continued educational outreach to the public on septic system maintenance, as well as required periodic monitoring and inspection (see Chapter 3, Carlsborg Capital Facilities Plan).~~

(i) Clallam County shall utilize the 2014 Carlsborg Wastewater Facilities Plan Amendment, as amended, to assist in guiding development and expansion of the Carlsborg Sewer System.

(ii) All new on-site septic systems and repairs of failed systems shall utilize enhanced treatment technologies in order to achieve a minimum 50 percent reduction in nitrate discharge. In identifying appropriate treatment methods, consideration shall be given to the latest technology available that has demonstrated reliable treatment and removal of biological and chemical contaminants.

(iii) Clallam County shall adopt and periodically update policies and requirements for connections to the Carlsborg Sewer System found in Clallam County Code under Chapter 13.12.

~~(iii) To further protect groundwater quality, Clallam County shall encourage the upgrading of existing, on-site sewage disposal systems as specified in subsection (4)(b)(ii) of this section by providing information on possible funding sources to assist landowners in these voluntary efforts.~~

(5) Critical Areas.

(a) [Policy No. ~~4413~~] The Dungeness River and various wetlands within and near the UGA shall be protected from encroachment of urban development consistent with the Clallam County Critical Areas Ordinance.

(b) [Policy No. ~~4514~~] The County shall continue efforts to work with the Carlsborg community to protect and enhance Matriotti Creek for fish and wildlife habitat, and promote environmental education.

(c) [Policy No. ~~4615~~] A large portion of the Carlsborg UGA is within an area having a critical recharging effect on aquifers used for potable water. ~~Special care must be taken to ensure the use of proper on-site sewage disposal, best management agricultural practices, homeowner maintenance practices (e.g., lawn fertilizer, disposal of pet wastes), and other potential sources of contaminants are prevented from entering the aquifer. Clallam County shall develop education programs addressing the influence of fertilizer on nitrate production, and shall require such information to be distributed to property owners, applying for new building permits. Any commercial and industrial land uses with hazardous substances, such as gas and oil, shall require spill containment and other measures to assure continued water quality protection.~~

(i) With the development and construction of a sanitary sewer system, properties with on-site septic systems will be encouraged to connect to sewer. The reduction of on-site septic use will reduce groundwater contamination from this source.

(ii) All new development and redevelopment shall adhere to stormwater run-off best management practices which include the use of low impact development techniques, Best management agricultural practices, and homeowner maintenance practices (e.g., lawn fertilizer, disposal of pet wastes) to ensure aquifer contamination is minimized.

(iii) Any commercial and industrial land uses with hazardous substances, such as gas and oil, shall require spill containment and other measures to assure continued water quality protection.

(6) Open Space and Greenbelts. [Policy No. ~~47~~16] Matriotti Creek shall be considered as an open space corridor and greenbelt within the UGA. Consideration should be given to public access (e.g., trails) along the creek only with the mutual agreement of property owners.

(7) Transportation.

(a) Non-motorized Transportation: [Policy No. ~~48~~ 17] Non-motorized trails, paths and sidewalks are required within walking distance of Greywolf School, and in the vicinity of Highway 101, Carlsborg Road, Olympic Discovery Trail, and Matriotti Creek, in order to enhance foot and bicycle transportation between residential, commercial, recreation areas and public schools. A sidewalk and trail plan, as specified in the Carlsborg CFP, shall be implemented as a condition of new developments and/or through an improvement district or grant project approved by the Board of Clallam County Commissioners.

(b) [Policy No. ~~49-18~~] Traffic circulation shall be improved through and within the Carlsborg UGA. This should include maintaining a LOS of "C" throughout the UGA. A traffic study needs to be completed for the Carlsborg UGA and associated regional transportation network.

(c) The County shall consider the 2008 Carlsborg Area Transportation Study as it relates to overall traffic improvements within the Carlsborg UGA.

(d) The County shall continue efforts in identifying road and traffic improvements through the 6 year Transportation Improvement Program.

~~(e)~~ Highway 101: [Policy No. ~~20~~ 19] New development along the highway corridor shall address congestion and conflict along with the need for regional mobility of traffic along Highway 101 by considering alternate and safe access to the development, including but not limited to: constructing a frontage road along Highway 101 or combining access with existing, adjacent access locations where feasible.

~~(e)~~ [Policy No. ~~24~~ 20] In Clallam County, SR Highway 101 is the limited primary access highway which provides the primary through-corridor for all vehicle traffic between Sequim and Port Angeles, and all points to the east and west of those communities. The County recognizes that the

maintenance, operation and/or modifications to SR 101 are under the jurisdiction of the Washington State Department of Transportation (WSDOT). However, the County also has an inherently vested interest in the safe and efficient traffic flow on SR 101 for commercial, private and emergency vehicular traffic throughout its length, including the section that passes through the Carlsborg UGA. The County shall work with the WSDOT to develop a plan for the Carlsborg/Highway 101 Corridor that:

(i) Identifies intersection improvements and access restrictions/frontage road improvements that are needed to improve safety and enhance regional mobility;

(ii) Ensures that installation of additional traffic signals along Highway 101 shall only be considered by WSDOT after all other reasonable alternatives have been determined to be infeasible;

(iii) Ensures that all other highway improvements within the corridor are developed consistent with all other County land use goals and policies as specified in the Comprehensive Plan, Zoning Code and Capital Facilities Plan, as now or hereafter amended.

(e) [Policy No. ~~22~~ 21] The County and WSDOT shall jointly review access permits to insure that new access is minimized to the greatest degree feasible. New access is to be directed to existing intersections with preference to those that are signalized.

(f) [Policy No. ~~23~~ 22] To accommodate new development, frontage roads may need to be developed by property owners with assistance of Clallam County through the Road Improvement District program in the following locations: (1) between Greywolf School and Highway 101 west of Carlsborg Road, and (2) between Parkwood Mobile Home Park and Hooker Road via Valley Center Place and Harrison Road (private roads).

(g) Regional County Roads: [Policy No. ~~24~~ 23] Carlsborg Road is considered to have regional significance to the County. The County shall work to ensure that this road continues to function as a regionally significant component of the transportation system.

(h) Other County Roads: [Policy No. ~~26~~ 24] Improvements to County roads identified in this area are specified in the Carlsborg CFP which includes: Mill Road, E. Runnion Road and Spath Road. These improvements (road widening) are for safety purposes only.

(8) Development Standards.

(a) [Policy No. ~~27~~ 25] It is the general goal to improve the appearance of the Highway 101 commercial ~~center~~ zoned properties and the Carlsborg Village area through improvements to building appearance, landscaping, parks and trails. The following guidelines should be followed:

(i) The County should investigate obtaining an improvement district and/or grant funding to assist with these efforts. Landscaping of new commercial and industrial developments shall include street trees, and landscape plantings along the roadside edge of the developments.

(ii) New development will be designed so that buildings and parking areas are situated on parcels in ways that improve access and safety for pedestrians and transit.

(iii) In conjunction with area property owners, the County should investigate the need for special zoning standards and financial incentives (tax credits, grants, etc.) that will assist in the preservation and redevelopment of the historic village of Carlsborg.

(iv) All new development shall incorporate adequate internal pedestrian circulation features (sidewalks, trails, pathways) that emphasize safety and connections to community features (historic village, Greywolf School, Highway 101, commercial areas, industrial parks, parks, Olympic Discovery Trail, etc.).

(v) The County shall work with the Carlsborg community to seek additional recreation opportunities, including trails and potential neighborhood parks should be explored. These facilities shall be connected through the development and implementation of a sidewalk/trail plan with mutual agreement from affected property owners.

(vi) Additional zoning standards shall be developed for the UGA to include: minimum lot size and width, maximum building size and height, off-street parking, signage, and buffer provisions to safeguard residential areas from commercial/industrial developments.

(b) ~~Sewage Disposal and Water Supply: [Policy No. 28 26] Sewage disposal and Water supply shall be provided consistent with the following:~~

~~(i) All new on-site disposal systems and repairs of failed, on-site or community septic systems shall require that enhanced treatment technologies be installed that demonstrate a minimum of fifty (50) percent reduction of nitrate discharge as compared to conventional treatment systems. Additionally, all new or replacement of existing on-site or community septic systems shall, at a minimum, meet Treatment Standard II per the Washington Department of Health standards for on-site sewage treatment, as now or hereafter amended. In identifying appropriate treatment methods, consideration shall be given to the latest technology available that has demonstrated reliable treatment of biological and chemical contaminants.~~

~~(ii) For the purposes of this section, the term "repair," as defined by the Chapter 246-272 WAC, as now or hereafter amended, shall mean "restoration, by reconstruction or relocation, or replacement of a failed on-site sewage system" (refer also to Chapter 246-272 WAC for definition of "failed"). Such repairs require an approved permit issued by the Clallam County Health Department. Minor corrections not requiring an approved permit are exempt from the provisions of the above standards.~~

~~(iii) No land use development shall be permitted to generate and dispose of on-site, more than one unit volume of sewage as defined in WAC 246-272-01001, as now or hereafter amended, for every half acre of land contained within the boundaries of the subject property. To ensure~~

~~compliance with this requirement, all new commercial and industrial development shall be required to provide a septic volume generation study that identifies estimated peak generation volumes.~~

~~(iv) All on-site or community sewage disposal systems within the Carlsborg UGA shall be subject to the operation and maintenance program implemented pursuant to Chapter 3 of the Carlsborg CFP, as applicable.~~

(i) All new land divisions shall connect to an approved public water supply. Approved public water supply shall consist of either of the following:

(A) Clallam County PUD Carlsborg water system;

(B) Existing Group A public water systems (i.e., private systems with more than fifteen (15) service connections) provided that such system shall:

1. Comply with design and water quality standards established by State law (Chapters 246-290 and 246-291 WAC), as now or hereafter amended, and

2. Provide level of service (LOS) equal to or greater than that specified in the ~~2000~~ Carlsborg CFP, ~~as amended. (Chapter 4).~~

(ii) Existing individual wells and community water systems shall be allowed to continue indefinitely; provided, they comply with State and County health code requirements for potable water. When existing systems fail to meet these standards, and when the landowner is unable to rectify the deficiency, the land owner shall be required to connect to the PUD system or other approved community water system. To rectify a deficiency, the landowner may make structural or facility repairs, or deepen or replace an existing well, which must be drilled at a minimum into the middle aquifer.

(iii) Existing individual wells or community systems shall not be expanded or altered in any way that would result in the expansion of the system or service area without full compliance with all criteria of this section.

(iv) New community water systems in the Carlsborg UGA shall be permitted only if they meet or exceed the criteria for Group A water systems (fifteen (15) or more connections), and demonstrate consistency with the LOS established in the Carlsborg CFP.

(c) Land Use Designations/Boundaries: [Policy No. ~~29~~ 27] Land use designations for the Carlsborg UGA shall only be amended consistent with the following:

(i) In order to help provide consistency and certainty for landowners, the Carlsborg UGA shall not be comprehensively reevaluated for changes in land use designations for a period of ten (10) years from the date of adoption of this policy.

(ii) Amendments to land use designations involving individual parcels or groups of parcels shall be reviewed consistent with CCC 31.07.370 (Required Showing for an Amendment).

(iii) The boundaries of the Carlsborg UGA may be reviewed and considered for expansion only after it can be demonstrated that population growth rates and land supply projections did not provide sufficient urban lands within the Carlsborg UGA to accommodate needed future growth.

(9) Land Uses.

(a) [Policy No. ~~30~~ 28] The Carlsborg Land Use Map shall serve as the official zoning map for the unincorporated Carlsborg UGA. Land use zones established are shown in Table 1 below:

**Table 1**  
**- Conversion Table of Comprehensive Plan and Zoning Designations**

Comprehensive Plan Designation	Zoning Designation	Zoning Symbol
<del>Carlsborg Urban Residential</del> <del>Carlsborg Residential - Low</del>	<del>Carlsborg Urban Residential</del> <del>Carlsborg Residential - Low</del>	<del>CR</del> <del>CR-I</del>
<del>Carlsborg Residential - Med</del>	<del>Carlsborg Residential -Med</del>	<del>CR-II</del>
<del>Carlsborg Residential - High</del>	<del>Carlsborg Residential -High</del>	<del>CR-III</del>
<del>Carlsborg Village Commercial</del>	<del>Carlsborg Village Commercial</del>	<del>CV</del>
Carlsborg Village Center	Carlsborg Village Center	CN
Carlsborg General Commercial	Carlsborg General Commercial	CGC
Carlsborg Commercial	Carlsborg Commercial	CC
Carlsborg Industrial	Carlsborg Industrial	CI

(b) [Policy No. ~~34~~ 29] The purpose of land use zones established under CCC 31.02.350 is as follows:

~~(i) Carlsborg Urban Residential (CR). The purpose of the Carlsborg Urban Residential designation is to provide for areas of single- and multi-family residential development that are generally free from encroachment of commercial and industrial activities.~~

~~(i) Carlsborg Residential - Low (CR-I). The purpose of the Carlsborg Urban Residential Low designation is to provide a density of 4 to 6 dwelling units per acre for areas of single family residential development that are generally free from encroachment of commercial and industrial activities.~~

~~(ii) Carlsborg Village Commercial (CV). The purpose of the Village Commercial designation is to provide for limited, low impact, commercial activities that generally require larger developable lots and do not depend on a location directly accessible and visible from State Highway 101.~~

(ii) Carlsborg Residential - Medium (CR-II). The purpose of the Carlsborg Urban Residential Medium designation is to provide a density of 4 to 8 dwelling units per acre for areas of single and multifamily residential development that are generally free from encroachment of commercial and industrial activities.

(iii) Carlsborg Residential – High (CR-III). The purpose of the Carlsborg Urban Residential High designation is to provide a density of 4 to 10 dwelling units per acre for areas of single and multifamily residential development that are generally free from encroachment of commercial and industrial activities.

(iv) Carlsborg Village Center (CN) is intended to provide for high density residential development and small scale commercial uses that can be located within and serve residential neighborhoods within the historic village center of Carlsborg. The standards for the district are intended to reinforce the established scale and ambiance of neighborhood retail that is oriented toward the pedestrian while ensuring adequate transit and automobile access. The Village Center is to promote local orientation and to limit adverse impacts on nearby residential areas.

~~(iii) Carlsborg Village Center (VC). The purpose of the Village Center designation is to provide for the continuation and enhancement of the historic village as the cultural and social center of the Carlsborg Community. The Village Center will allow for urban density residential uses intermixed with low impact commercial uses that promote the community atmosphere, provide neighborhood and tourist-related goods and services, and other uses that are compatible with the village atmosphere.~~

(v) Carlsborg General Commercial (CGC). The purpose of the Carlsborg General Commercial designation is to provide for a wide range of commercial activities that provide for neighborhood, regional, and tourist-related goods and services for both residents and the traveling public.

~~(iv) Carlsborg General Commercial (CGC). The purpose of the Carlsborg General Commercial designation is to provide for a wide range of moderate-scale commercial activities that provide for neighborhood, regional, and tourist-related goods and services for both residents and the traveling public.~~

(vi) Carlsborg Commercial (CC). The purpose of the Carlsborg Commercial designation is to provide for a limited area of ~~moderate-high~~ density residential development and low impact, neighborhood commercial activities.

~~(vi) Carlsborg Commercial (CC). The purpose of the Carlsborg Commercial designation is to provide for a limited area of moderate-density residential development and low impact, neighborhood commercial activities.~~

(vii) Carlsborg Industrial (CI). The purpose of the Carlsborg Industrial designation is to allow for low nuisance industrial uses. ~~Residential development and certain types of commercial development (e.g., retail stores, lodging, grocery stores) are prohibited in order to retain the limited amount of land available for industrial development.~~

~~(v) Carlsborg Industrial (CI). The purpose of the Carlsborg Industrial designation is to allow for low nuisance, low intensity industrial uses. Residential development and certain types of commercial development (e.g., retail stores, lodging, grocery stores) are prohibited in order to retain the limited amount of land available for industrial development.~~

DRAFT