

## **Carlsborg Urban Growth Area - Planning Efforts**

On July 1, 1990, the Washington State Legislature enacted legislation under RCW 36.70A, otherwise known as the Growth Management Act of 1990 (GMA). Among other objectives, the Act directed local jurisdictions to encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner; and reduce the inappropriate conversion of undeveloped land into sprawling, low-density development (RCW 36.70A.020). To achieve these and other objectives, the Act required local jurisdictions to designate Urban Growth Areas (UGA) where urban level development is to occur, and outside of which development can only occur if it is not urban in nature.

Carlsborg was designated an Urban Growth Area (UGA) in 2000 because of its urban characteristics including an industrial and commercial core, higher residential densities, and urban services and facilities such as community water, fire station, school, transit, trails, and post office.

The Board of Clallam County Commissioners established the Carlsborg Community Advisory Council by Resolution in 2001. The Carlsborg Community Advisory Council is comprised of seven members appointed by the Board of Commissioners who represent a cross-section of those who live and work in the Carlsborg Urban Growth Area boundary. The Carlsborg Community Advisory Council makes recommendations for the growth and development of the Carlsborg Urban Growth Area.

The Carlsborg UGA consists of about 560 acres with an estimated 2010 population of 842 people.

Since the establishment of the Carlsborg Community Advisory Council (CCAC), such issues that the CCAC and Clallam County been working on are as follows:

### **Carlsborg Sewer Project**

For at least the past two decades, consideration has been given to the development of a community sewer system for the Carlsborg Urban Growth Area. The primary reasons advanced for this are economic, environmental, and regulatory compliance. As one of the of the few areas in the county zoned for commercial and industrial use, development was severely limited due to the lack of urban services, particularly sewer services. There was also recognition that groundwater quality was being negatively impacted by increasing nitrate levels, for which existing septic are one source. Finally the state Growth Management Act establishes the regulatory requirement for the provision of urban services in urban growth areas.

### **Land Use Planning**

With the anticipated construction of the sewer, the CCAC and the Clallam County Community Development Department focused on land use issues within the Carlsborg Urban Growth Area. With construction of a sewer for the Carlsborg UGA, development standards can be modified to allow more urbanized development. Areas of review have been the Clallam County Comprehensive Plan and Zoning Regulations and the CCAC has made recommendations to

reflect the construction of a sewer system and the anticipated developments that may occur as a result. In 2016 the CCAC recommended higher residential densities for when the sewer is constructed and operational, which is anticipated fall of 2017. The attached zoning maps shows the current and proposed zones and proposed residential densities for the Carlsborg Urban Growth Area. Other documents that have been reviewed for land use planning and update are the Carlsborg Capital Facilities Plan (2000).

### **Zoning**

The CCAC recommends that some changes be made to the residential, commercial and industrial zones. The CCAC is recommending that additional density be allowed for all residential zones because of the construction of the Carlsborg sewer, and is proposing to modify certain development standards for both the commercial and industrial zones within the urban growth area. Some of the proposed changes that the CCAC is recommending changes to the following:

- Increase residential density
- Purpose of land use zones
- Modification to allowed land uses
- Bulk and dimensional standards
- Development standards
- Setback reduction in commercial and industrial zones to allow for:
  - More usable private open space if needed and to maximize the development potential; to encourage building setbacks to provide the potential of outdoor dining, and if the developer elected, bring the building closer to the street and create a more pedestrian environment.
  - Promote the efficient use of land.
  - Protect environmentally sensitive areas.
  - Provide for greater usable yard space on each lot and allow for the more efficient subdivision of land. Because the location of each structure is defined before subdivision approval, greater flexibility in site development standards is possible while at the same time assuring that the single-family character of the development is maintained.

For more information on the proposed draft changes, please visit:

[www.clallam.net/LandUse/Carlsborg\\_UGA.html](http://www.clallam.net/LandUse/Carlsborg_UGA.html)