

Clinton Gateway Analysis

Clinton Community Council

June 22, 2020

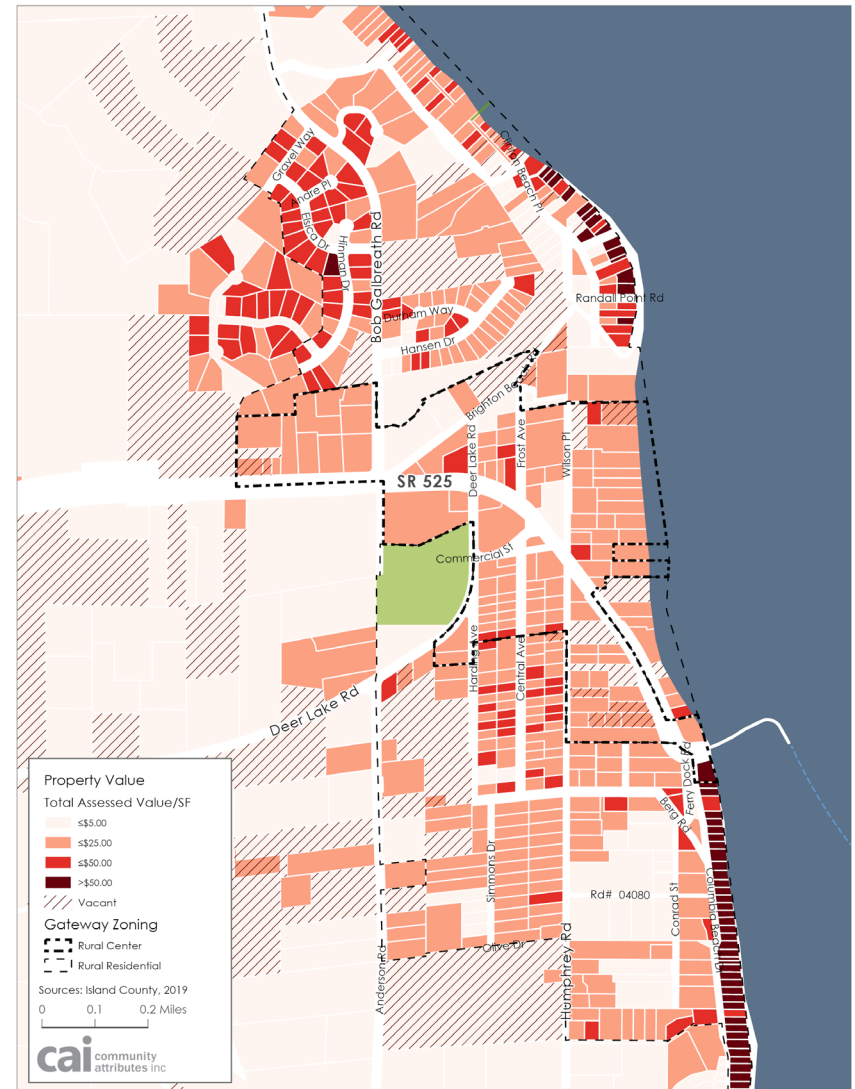


Agenda

- Clinton by the Numbers
- Strengths, Weaknesses, Opportunities, Threats
- Recommendations

Clinton by the Numbers

- Home to **999 residents** in 2019
- **639** housing units in 2019, **71%** permanently occupied vs **81%** Countywide (*Washington OFM*)
- **373** jobs in 2017 (*Census OnTheMap*)





SWOT Analysis

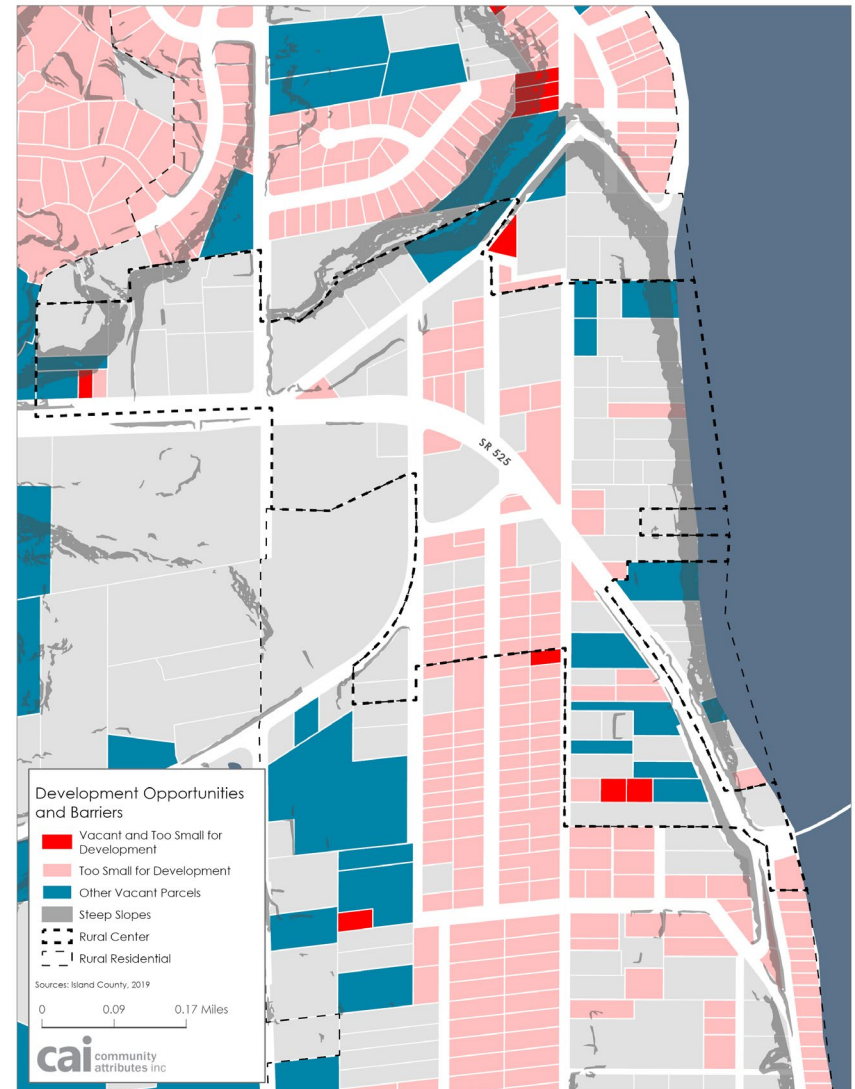


Strengths

- Scenery and **environmental quality**
- Established **community**
- **Proximity** to major markets, **easy access** to the mainland
- Opportunity to **capture ferry visitor traffic**

Weaknesses

- Lack of **affordable housing** and correlated challenge finding and retaining **employees**
- Lack of **sewer** infrastructure
- Lack of **identity**
- **Topography** changes, steep slopes
- Struggle to slow **fast-moving highway traffic**, lack of pedestrian and bicycle infrastructure
- **Mismatch** between zoning and available parcels



Opportunities

- More workers may **work remotely** post-COVID, increased opportunity to attract new residents
- Good fiber access at **Whidbey Telecom** high-speed internet coverage for e-commerce and remote working
- Capturing pass-through traffic – estimated **1,800 more people per day** passing through Clinton in 2040
- New Mukilteo ferry terminal will **improve access for commuters**
- Whidbey Island is a popular **tourist destination**, including more year-round visitation and a growing wedding sector



Challenges & Threats

- Highway **bisects** the community
- **Affordability issues** limit ability to attract new residents and workers
- Lack of access to **medical services** with an aging population
- Inherent limitations for **RAIDs under GMA** – specifically not intended to be urban areas
- **Failing septic systems**, natural limits on development with septic
- Reliance on **private infrastructure systems** for drinking water
- Increased tourist traffic can bring **noise and crowds** – desire to manage peak season impacts while increasing off-season traffic

A scenic coastal landscape featuring a rocky beach in the foreground, a line of evergreen trees on the left, and a snow-capped mountain in the distance under a clear blue sky.

Recommendations

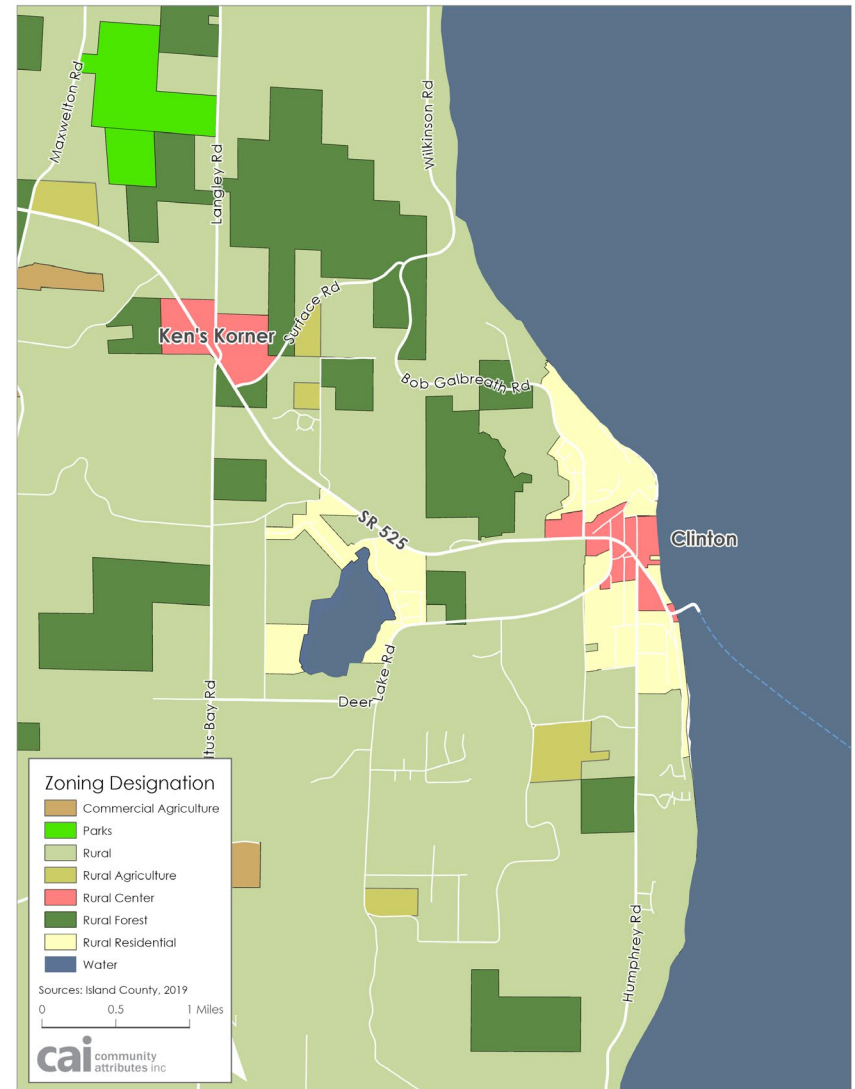
Produce a Clear Vision & Make a Plan

- **Communicate the role** the County sees for Clinton
- Any changes to zoning or development regulations should **connect to this vision**
- A new **physical plan** focused on urban design and circulation could improve visitor capture, local identity, and pedestrian safety



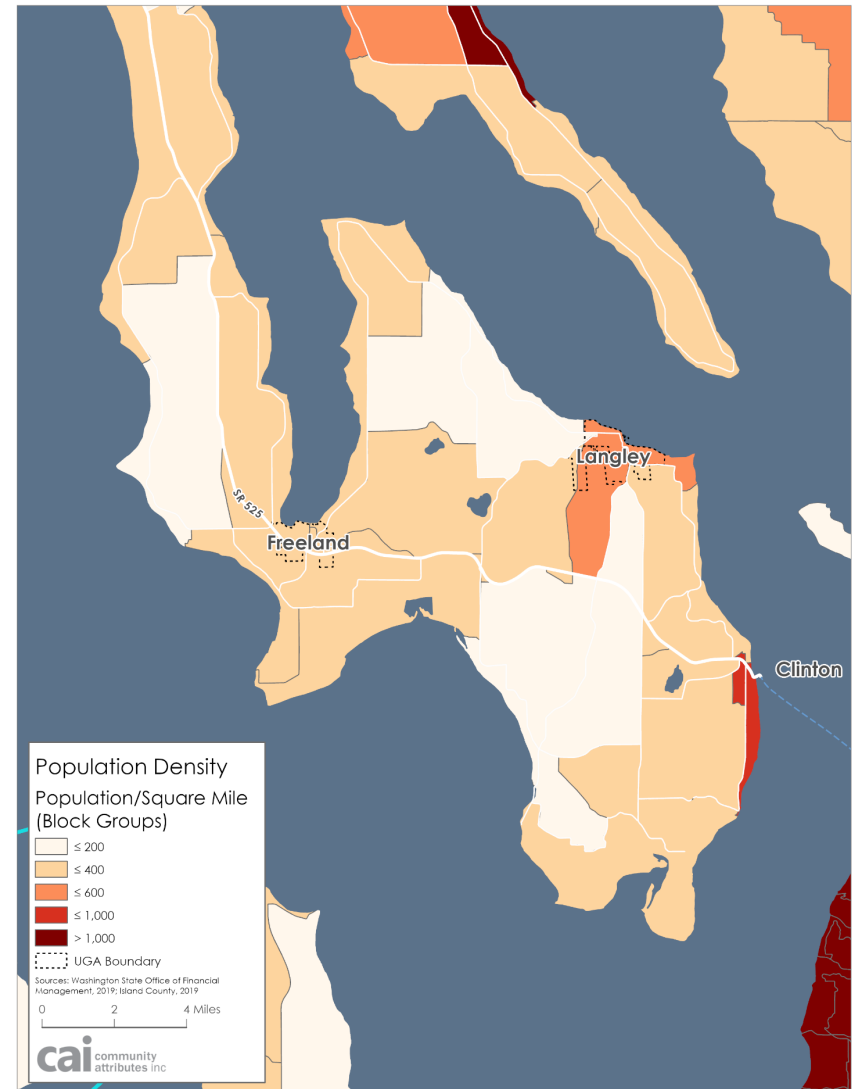
Adjusting RR and RC Zones

- Explore legal ability to **adjust the boundaries of the Rural Center** into Rural Residential area, within contiguous footprint
- Opportunity to shift more intensive development to **less constrained upland areas**



Evaluate Conversion to NMUGA

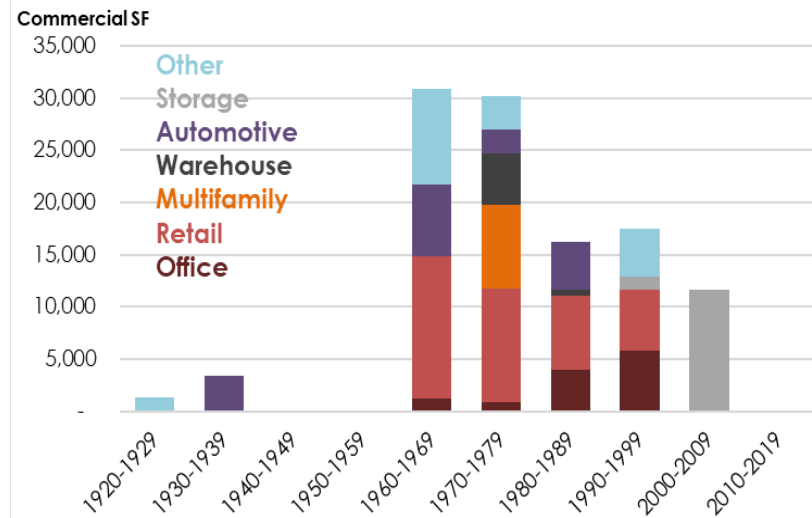
- Urban growth areas are areas that can accommodate urban growth under state law. Growth is shaped by **20-year comprehensive plans**.
- Freeland became an **NMUGA** – an unincorporated UGA. This could be an appropriate model for Clinton.
- There is a **natural limit** to Clinton's growth and development as a RAID – no possibility for sewer, high minimum lot sizes, limited to preexisting footprint and uses
- Clinton is already developed and home to a concentrated population, enabling urban infrastructure and more compact development patterns can **support environmental quality and livability**



Review Zoning and Allowed Uses

- Large minimum lot sizes and low height limits, absolute rather than site-responsive building size limits, and other regulations **prevent development from occurring**
- Clinton's lots predate GMA and are typically **smaller than minimum sizes** under current zoning
- Many of these **changes will not be possible** unless Clinton becomes an NMUGA – minimum lot size of 14,500 sf is driven by County Department of Health standards for septic systems

Commercial and Industrial Space by Year Built, Clinton



Source: CoStar, 2020



Thank you

