



DRAFT Clinton Gateway Analysis

Clinton Community Council Meeting - September 15, 2020

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Please provide written comments to:
CompPlan@islandcountywa.gov

How did we get here?

- 2016 Island County Comprehensive Plan update
- Economic Development – Element 2 of the Plan
- 2020 Planning Department Work Plan/Docket
 - Update of the Economic Development Element
 - As a portion of this project going to analyze each of the County's "gateways"
 - Due to staffing and resource needs posed by the public health and economic recovery response to Covid-19, project was reprioritized
 - Clinton Gateway will be the first gateway addressed by the plan

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What has been done already?

- Worked with consultants to analyze strengths and barriers to Clinton's economic vitality
- Stakeholder interviews
- Survey of property and business owners in gateway areas

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Why?

- Develop strategies that take advantage of the economic opportunities available to and appropriate for Island County
- With specific attention to seven key transportation gateways and maximizing economic potential in those areas

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What is the Comprehensive Plan?

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- Required by the Growth Management Act
- The comprehensive plan is the centerpiece of local planning and articulates a series of goals, and, policies, actions, that are intended to guide growth and development over a 20 year planning time frame
- Addresses items such as:
 - Land Use
 - Housing
 - Transportation
 - Capital Facilities
 - Parks
- Certain items are required to be addressed, others are optional
- Economic Development Element is optional under state law (Element 2 of Island County's Comp Plan)
- Long range planning document, plans for 20 years of growth but updated every 10 years
- The Clinton Gateway Analysis is intended to be a subsection of the Economic Development Element (2A of the Comp Plan)

What exactly is the Clinton Gateway?

- Rural Area of More Intensive Rural Development (RAID)
- Meant to recognize past development patterns
- Slightly higher density and intensity than surrounding rural lands
- Must have set boundaries– not to be adjusted over time
- To provide services and economic opportunities to rural communities.
- County has:
 - Commercial
 - Light manufacturing
 - Mixed use
 - Residential

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Questions to Consider

Please consider as we present the DRAFT Plan and Priorities for Clinton, how it does or does not address the following questions:

1. How can we make it easier for local businesses to grow and stay in Clinton?
2. What improvements would make Clinton more attractive for investment and development?
3. What strengths and assets make Clinton the place you've chosen to live/work/shop etc. ?

These are the priorities provided to us from the Clinton Community Council, we are looking for input from the community on these priorities but please understand these are not final & will need to be vetted by other agencies, the Planning Commission and the Board of County Commissioners

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Consultant Produced Report

- Strengths, Weaknesses, Opportunities, and Challenges
- Existing Conditions in Clinton
 - Built Environment and Development Patterns
 - Residents and Businesses
 - Demographics
 - Transportation
 - Regulatory Conditions
 - Infrastructure Analysis
 - Market Assessment

<https://www.islandcountywa.gov/Planning/Pages/2020.aspx>

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Walkability, Pedestrian Safety, and Trails

- Provide for safe and accessible sidewalks and crosswalks.
- Coordinate with the Washington State Department of Transportation (WSDOT) on improvements along Highway 525. Specifically promote, the installation and improvement of sidewalks, crosswalks, median refuge islands, and pedestrian-scale streetlights.
- Provide for bike and pedestrian connectivity to Clinton, with a priority on the establishment of a multiuse trail from the Clinton ferry dock to Ken's Corner.

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Traffic Calming

- Reduce speed limits on local County roads in Clinton to 25mph and coordinate with WSDOT on the reduction of speed limits to 25 or 35mph on Highway 525.
- Where possible, raise crosswalks and install curb bulb-outs/extensions to act as traffic calming devices.
- Coordinate with WSDOT on a road diet along Highway 525, evaluating the potential for a reduction in the number of northbound lanes from the Clinton ferry dock to mile marker 9 1/4.

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Beautification

- Improve landscaping through Clinton's downtown core by establishing median and sidewalk planting strips.
- Provide regular cleaning, maintenance, and security at Dan Porter Park.
- Coordinate with WSDOT and the Port of South Whidbey to provide improved and additional Park and Ride facilities

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Zoning

- Evaluate the established zoning in Clinton and make adjustments where the current zoning does not provide for logical economic use of properties due to existing uses and property sizes and environmental features.
- Evaluate and update allowed uses in the Rural Center zone to reflect community priorities.
- Provide sign regulations which reflect a small town character.

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Infrastructure

- Coordinate with the Clinton Water and Sewer District to provide a community waste water treatment system to support new and expanding commercial and retail development in Clinton.

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Next Steps

- Draft can be found:
<https://www.islandcountywa.gov/Planning/Pages/2020.aspx>
- Send written comments to CompPlan@IslandCountyWA.gov
- Comments will be accepted throughout the process
- Aiming for completion by end of 2020
- Another virtual meeting will be held on the 22nd
- Will be presenting DRAFT, as revised based on input received, to the Clinton Community Council during their regular meeting on the 28th
- Plan will ultimately be presented to the Planning Commission and Board over several meetings, where more comments can be provided

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Thank you

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