

# CLINTON COMMUNITY COUNCIL

PO Box 63  
Clinton, Washington 98236  
Info@clintoncommunitycouncil.org

## Clinton Community Council Meeting Minutes October 25, 2021, Zoom Meeting 6:00 – 7:30 PM

### 1. Call to Order

Dave Hoogerwerf

Present: Council: Christina Swan, Carol Flax, Michael Clyburn, Don Simmons, Doug Hofius, Dave Hoogerwerf, Jill Engstrom, Curt Gordon, Kathy Craven

Absent: Beth Quigley, Kristina Macarro, Jon Forbes

Guests: John Lanier (Island County Planning), Mayzie Shaver (Dave Paul's office), Doug Brand, Kaley Costello (Clinton library)

### 2. Approval of Minutes of September 2021 Meeting

All

Curt moved to approve, Christina 2<sup>nd</sup>. All approved

### 3. Treasurer's Report - Account Status

Don Simmons

Sep 30 bank interest +\$.03

Oct 12 deposit Carol Flax dues +\$50.00

Oct 15 deposit Curt Gordon dues +\$50.00

Bank balance \$2276.17

### 4. Project Updates/Discussion

a. Gateway Planning/Ken's Corner (Walking tour) John Lanier/Curt G/Doug H  
Doug H sent minutes out from walking tour that described what they did. Curt - Tour looked at properties that can't be developed how they're zoned. One thing that came up – John Lanier described situation in Freeland – properties zoned for higher density than current use. Possible to set up way for non-residential properties to be multi-unit or commercial.

**At this point the power went out and meeting was postponed until Tues Oct 26 at 6:00**

**Clinton Community Council Meeting (con't)**

**Tues 10/26/2021**

**6:00pm**

Attendance changes:

Present – Jon Forbes, Doug Hofius

Absent – Jill Engstrom, Mayzie Shaver

Guest – Valerie Heitzman

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John L -Possibilities – take some rural center properties and make rural residential or vice-versa – hasn't talked to state yet about whether this is allowed. Can things be rezoned to model Camano gateway village? Will there ever be sewers in Clinton? Can we add lower density multi-family housing? Might be as easy as changing some language in code. May be possible to change outlines of RAID. Dave asked if we have ability to change zoning on individual pieces of property. John has to talk to Dept of Commerce to find out. Freeland code has incremental growth provisions that may be applicable for us. Needs to be certain amount of open space. If sewers go in at some point, it will change what we can do. May be entryway or gateway zoning we can use.

Curt – history – we've had various planners at our meetings over the years + Helen when she was commissioner. We were told we wouldn't be able to change RAID boundaries but could swap RC and RR zonings possibly. Minimum density in RC is 4 units. He thinks Freeland format is good because we might be able to do phased development or smaller developments. Many lots only have enough water and perc for single family homes. Important for John to talk to state about what we can do. Clinton Water says they do have enough water for some development. Freeland code – 17.06.110 incremental growth provisions.

Discussion of other issues in our plan and what County has jurisdiction over, which is zoning. All info on our plan is on our website under projects and studies. This is the only aspect of our priorities that made it onto the county comp plan.

Doug H re. walkthrough – very helpful. Saw lots that can't be developed because of zoning, which is drag on island economy. Rezoning would help property owners achieve highest and best use of properties.

Doug B – concerned that RC is sometimes in critical areas and that causes problems. Feels council needs to get ahead of this – figure out what we want Clinton to look like. What kinds of development should be discouraged and encouraged. Requested council spend time discussing what we want Clinton to look like so we are involved in how things get rezoned. Doug H said important to involve the community in this process. Maybe take what the Future Search wrote up and flesh is out. Dave said this is part of what the workshop/retreat will look at. Curt said council is advisory group – we're not NMUGA or incorporated town. Port's Beckwith study also looked at solutions for Clinton. He doesn't feel we are in position to make plan without involving community. Thinks we're going backwards by going back to previous plans. Doug B feels what we're discussing is about going forward. Feels that now that we have seat at table, we have more influence. Mike – looked at documents and sees good plan in future search and Beckwith study and agrees it would be good for council to review those. Curt will send Beckwith study to all of us.

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b. County 2022-2027 Transportation Improvement Plan County Planning  
Doug H/Curt G

No updates. TIP report outlines administrative and local funding. TIP to be approved at meeting on Weds. New transportation planner hired. Port of So Whidbey tried to focus on crosswalk plan for 525. Applied for AARP grant – didn't get. Rick Larsen threw crosswalk request into ferry walk-on request. Doug H had some questions about island transit building more facilities rather than improving transportation. Things that get onto TIP may or may not be prioritized or funded – that's down the line. Plan we received is six-year plan. There is also a twenty-year plan. Curt will ask questions about this at IRTPO meeting tomorrow. We'd like to know about the South Whidbey Transit Center – what, where, etc.

c. Planning for Bayview's Future- -Goosefoot Jill Engstrom

See written report from Jill. Michael thinks Goosefoot has received master plan from consultants but not positive and it hasn't been released publicly. Housing is where most energy is going. Curt discussed Port's desire to build workforce housing on Fairgrounds. Issue of how to keep affordable housing affordable. Goosefoot will start separate non-profit to manage housing and Port hopes to partner on that.

d. Trick or Treat Drive through Kathy Craven

Ready to go. This Saturday 4-6 pm. Lots of coupons for parents. Free advertising for businesses. Thinks these events have been very helpful in advancing Clinton awareness. Still need more volunteers especially for traffic control.

e. CCC Workshop Planning, December 4, 9:30AM Dave H

Scheduled for Dec 4 at Hall. Suggested postponing until January and doing whole day rather than 4 hours. Decided to reschedule. Dave will send out emails to build agenda and choose dates and times.

f. CCC By-Laws Update Christina Swan

Dec 4 time reserved at Hall will be committee meeting

5. Member/Organization Updates

a. Chamber of Commerce Christina Swan

Janae went on walk through. Commissioners voted to grant all Chamber requests including website and other PR updates

b. Port of South Whidbey Curt Gordon

Interviewed design firm for passenger only ferry dock and happy with them. Fairgrounds kitchen will be remodeled – permit request in at city of Langley. Larsen's office will help with remodel costs

c. Ferries Dave Hoogerwerf

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Continues to wallow. Cut back three most productive runs to one ferry each without public input. State code doesn't allow for that. Still in trouble. Dave Paul putting public meeting together next Tues.

d. Clinton Progressive Association  
Annual membership meeting Nov 15 5:30 to elect new board and other info. Desire for consistency of how non-profit use rates and policies are determined.

Kathy Craven

e. Clinton Water District

Jill Engstrom

All's well

f. Clinton Library

Carol Flax/Kaley Costello

Annual meeting Nov 18 6:30 via zoom. Kaley introduced herself and her history. She's recently come to Clinton to manage our library since Debby's retirement. Very happy to be living and working in Clinton. Just bought house at Skagit Head.

New Business

All

6. Public Input

Dave Hoogerwerf

Valerie – appreciated learning more about council and gateway project.

Doug B – does not believe that Council crystalizing our vision for Clinton is step backwards.

Christina – all agendas and minutes are now on webpage. If anyone wants her to add anything else, let her know.

Our next scheduled meeting is Thanksgiving week and Dec is Christmas week. Do we want to hold meetings either/both? Decision to plan to hold both meetings.

7. Adjourn

Dave Hoogerwerf

7:35pm