

CLINTON COMMUNITY COUNCIL

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

Clinton Community Council Meeting Agenda August 29, 2022, In-person Meeting 6:00 – 7:30 PM

1. Call to Order 6:05

Dave Hoogerwerf

Present: Council: Dave Hoogerwerf, Christina Swan, Carol Flax, Don Simmons, Doug H, Jill Engstrom, Michael Clyburn, Curt Gordon, Sheila Goebel

Absent: Jon Forbes, Joe Greenheron, Shawn Fowler

Guests: John Lanier, Jim Swan, Neicole Crepeau, Elizabeth Jas, Taryl Shupe, Walt Blackford

2. Approval of Minutes of June, 2022 Meeting All

Christina moved to approve as amended, Doug second. All approved

3. Treasurer's Report - Account and budget status Don Simmons

Budget sheet was distributed. Current balance \$2639.03. Approved for another year of service donation by WhidbeyTel. Discussion of liability insurance. Quotes we got were not for D & O insurance – just for liability, but not for the directors and officers. Don will get D & O quotes.

4. Project Updates/Discussion

a. Clinton Gateway Update

John Lanier

Five different options being brainstormed – will hold community outreach meetings to discuss these.

1. No changes

2. Adoption of gateway zone like Camano (commercial mixed use). Rural residential mostly single-family residences. Rural center – business and mixed use but no single family. Could be mash-up of Camano gateway and rural center. Possibly some mixed use. Focus on more livable/walkable community.

3. New more tailored So Whidbey mixed use zone – could be only Clinton, Clinton/Ken's Korner, Clinton/Ken's Korner, Bayview. Each would have its own unique needs.

Existing single family are grandfathered in but no new single family in rural center.

4. NMUGA

5. LOSS to allow for more development (could be incorporated in any of the options)

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Public meeting hopefully in October. Might be ½ day open house. Focus will be on Clinton for now. Kingston could be good example of how to approach this.

Info on outreach plan from John Lanier was sent previously

b. Affordable Housing Update

Michael C

Home on Whidbey – a community land trust is new org. Focus on home ownership for folks in 60-80% of median income. Looking at Cole's valley neighborhood in Langley to partner. Another group not public yet focusing on affordable rental housing. They're getting some support from Goosefoot. Goosefoot thinking that group may be ones to develop property they bought in Langley. Another group in Langley looking at home share program. Former group on Island was doing match-ups of folks who have homes and need homes. Program in PT they're looking at. Goosefoot this fall will work on council of non-profits serving housing problem and other low income services. Folks looking into purchasing property across from old middle school. Also tiny house project with nine homes in process. Also possible housing over machine shop in Langley. Plus Port's fairgrounds affordable housing project. There is money for all this in state budget.

c. Ferry to Park and Ride Update

Swan/Doug Hofius

Pedestrian improvements. Christina talked to Mikkel re. call for bids for this. Having trouble with communications with county. County folks not responding. Dave Paul supportive. We need County on board to get any funding for this. WSDOT does the work but we need county sponsorship. Connie Bowers – public works with county. Lots of money right now but hard to get it. Dave Paul got \$4 million for trail & already not enough money. We need to keep following up with Melanie and Connie. Jill has offered to bug politicians. Work will start next spring, 2023. We've had funding for years but nothing has happened.

d. Ken's Corner

Carol Flax

Discussion of situation. Rents not being raised until leases expire. NNN being raised by a lot. Some businesses paying \$1.60 sq/ft and being told that could be raised to \$12-17. Change of use from retail to storage needs to be permitted. John will look into zoning. Jill said putting up storage units does require some hoops to jump through. Planning change would require bringing building up to current zoning code. May be public comment period. Zoning seems to be the big issue along with what the community wants. Discussion of what council can do about this issue.

e. Port of Everett/Mukilteo Ferry Property update

Curt Gordon

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Port of Everett agreed to purchase buzz inn property to put in overnight parking. Will be 150 stalls – 100 for hourly, daily and overnight and 50 for commuters to rent monthly. Lots of new development at Everett waterfront where passenger only ferry will go. Port of Everett enthusiastic about working with Port of So Whidbey.

5. Member/Organization Updates

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|---|-----------------|
| a. Clinton Water District | Jill Engstrom |
| b. Friends of Clinton Library | Carol Flax |
| c. South Whidbey Parks and Rec | Jennifer Cox |
| d. Clinton Community Hall
Members meeting Sept 24. | Sheila Goebel |
| e. Chamber of Commerce | Shawn Fowler |
| f. South Whidbey School District
Teachers back at work. School starts soon. Balanced budget. | Joe Greenheron |
| g. Port of South Whidbey | Curt Gordon |
| h. Ferries | Dave Hoogerwerf |

6. Public Input

All

7. New Business

- | | |
|--------------------------------------|-------------|
| a. Clinton Community Picnic decision | Swan/Hofius |
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Too late for this year. Possibility of some other events in fall or next spring. Important to look at partnerships for future events.

8. Bylaws review and approval

All

Advance notice has been satisfied. Doug moved to approve amended by-laws. Christina seconded. All approved.

9. Next meeting: September 26, 2022

All

10. Adjourn 8:15

Dave Hoogerwerf

Respectfully submitted, Carol Flax, Secretary