

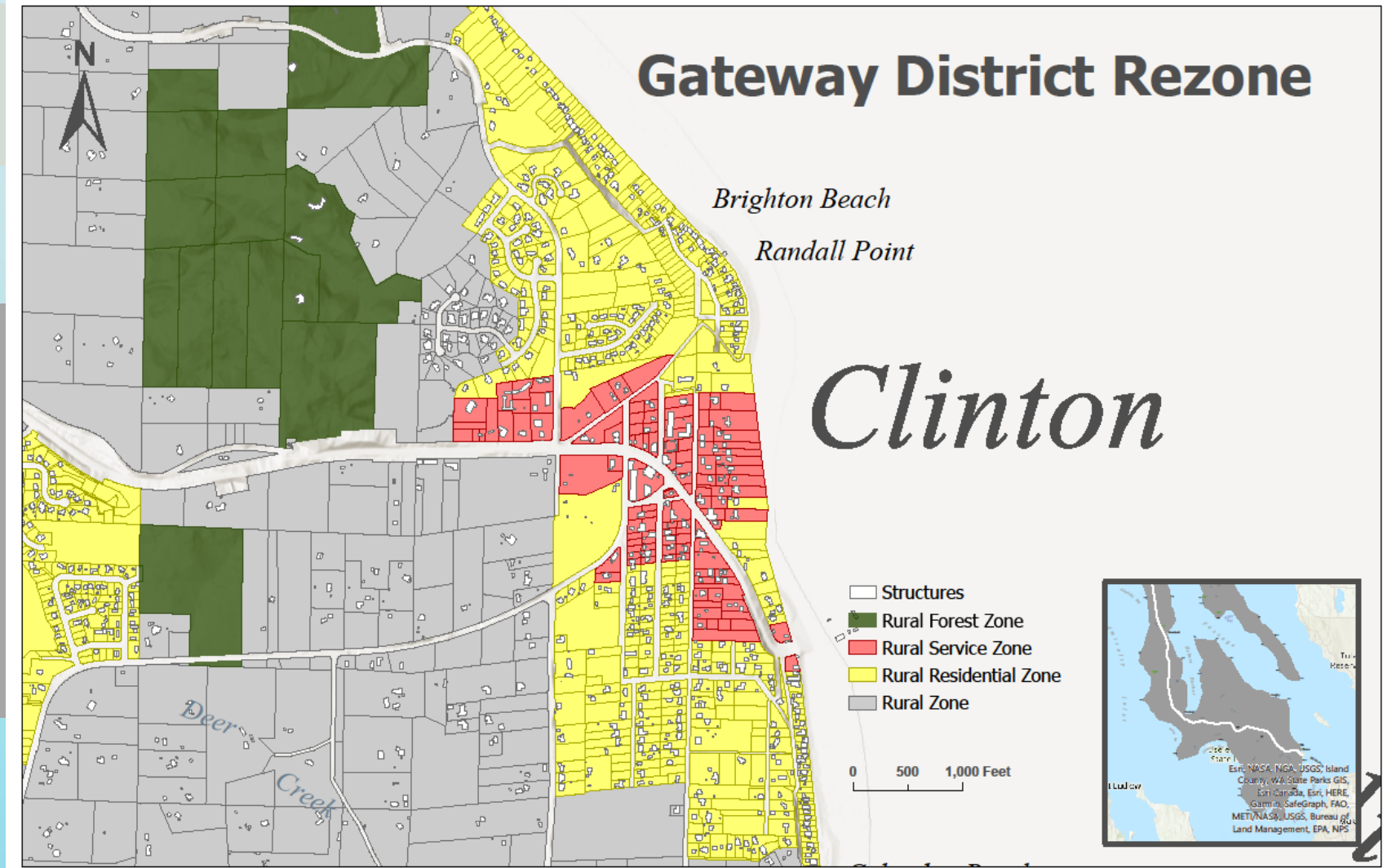


Clinton Gateway Implementation/Rezone

Planning Commission Workshop Presentation

Clinton Gateway Current Conditions

- Existing Zoning
- Clinton – rezone work (Docket item for 2023)
- Community Outreach in 2022



Recent Outreach Efforts

- October 14, 2021 – Planning Staff participated in walking tour to assess general zoning alignment in the Clinton Rural Area of More Intensive Development (RAID). Staff met with community members, Clinton Community Council, Clinton Chamber of Commerce, and Commissioner Bacon.
- During the walking tour, staff was able to see the physical layout of the town and compare that information with the zoning designations.
- Members of the public, and aforementioned groups, informed staff of development trends in the area, and how those trends were informed by the zoning designations.

Takeaways from Walking Tour

- Development in Clinton's Rural Center zone is mostly fourplexes, which is not seen as efficient land use due to the large onsite septic requirements.
- Some areas are undevelopable under current zoning.
- Some areas are undevelopable due to Critical Areas and buffers.
- Planning for traffic calming features on HWY 525

Thinking points moving forward

- Possibility of rezoning within RAID Rural Center to Rural Residential or vice versa?
- Rezone to a different zoning?
- Can RAID boundaries change to reflect areas encumbered by Critical Areas?
- Could a pedestrian or corridor overlay be used to institute local ideas?
- Could Freeland's Incremental growth provisions work in Clinton?
- Will there be a sewer in Clinton in the future?

A serene landscape of a calm lake reflecting the surrounding green mountains and a clear blue sky. The water is still, creating a perfect mirror for the sky and the forested hills. The overall color palette is dominated by soft blues and greens, giving it a peaceful and tranquil feel.

Questions/Discussion