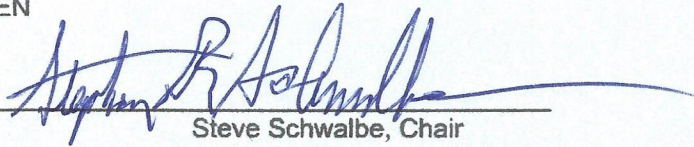


**PLANNING COMMISSION**

**SUMMARY MINUTES**

**April 25, 2022**

APPROVED AS WRITTEN



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Steve Schwalbe, Chair

APPROVED WITH NOTED  
CORRECTIONS

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Steve Schwalbe, Chair

**ISLAND COUNTY  
PLANNING COMMISSION SUMMARY MINUTES  
APRIL 25, 2022**

– HYBRID IN PERSON AND VIDEO via STARLEAF –

*To hear the Planning Commission's full discussion of a specific topic, or the complete meeting listen to the audio stream available [HERE](#)*

**CALL TO ORDER:**

(Approximate recording timestamp: 00:00:02/01:00:02)

Meeting called to order at 2:01 pm

**ROLL CALL:**

(Approximate recording timestamp: 00:00:27/01:00:02)

**Present:**

District 1 – Margaret Andersen, William Criswell, Kristi Lovelady

District 2 – Steve Bristow

District 3 – Steve Schwalbe, Tracy Gilroy

**Absent:**

District 1 –

District 2 – Darin Hand

District 3 –

**Planning & Community Development Staff Present:** Jonathan Lange, Assistant Director; Nicolas Reibel, Planning Manager; John Lanier, Long Range Planner; Josh Pitts, Long Range Planner; Layla Tromble, Program Coordinator

**APPROVAL OF MINUTES:**

(Approximate recording timestamp: 00:01:10/01:00:02)

Minutes for 03/28/2022 – Motion to approve with a typographical correction to Commissioner Kristi Lovelady's name, from the misspelling Kristy. Minutes approved unanimously.

**ITEMS FROM THE PUBLIC– UNRELATED TO TOPICS ON THE AGENDA**

(Approximate recording timestamp: 00:00:00/01:00:02)

No Public Comment

## **DIRECTOR'S REPORT**

(Approximate recording timestamp: 00:02:46/01:00:02)

Assistant Director Lange updated the commissioners on continuing to update their email addresses to Island County email addresses and reminding Commissioners to complete the Island County Cyber Security training that has been sent to those Island County addresses. He also discussed downloading old emails to a USB to store them securely in case of any public records requests.

## **WORKSHOP**

(Approximate recording timestamp: 00:09:28/01:00:02)

Long Range Planner Josh Pitts presented on Maintaining rural character, sustainable practices, and supporting economic development in the Clinton Gateway. He presented a comparison of the zoning and public facilities options available within the Clinton Gateway with the existing RAIDs versus transitioning the area to an NMUGA. The presentation slides are available [here](#).

Discussion and questions that arose during the presentation include:

- Goals and Priorities of the Clinton Gateway community
- Difficulty of Zoning changes within Rural Residential Zones – rural residential cannot transition to rural center zoning or vice versa.
- NMUGA allows more flexibility in zoning changes
- Sewer system is not allowed in the current RAID zoning in the Clinton Gateway but would be a possibility in an NMUGA
- Question was raised if progress had been made with Department of Transportation on upgrading the major crosswalk in the gateway to a safer crosswalk with lights rather than the current flags carried by pedestrians.
- Freeland NMUGA designation took 18 years.
- Means of engaging the Clinton Gateway community through the process in order to increase engagement and advance more quickly than the Freeland process.
  - Engage community with the why behind the rezoning process
  - Clear communication with rural homeowners in the area
  - Encouraging the Community to build the vision of the Clinton Gateway
  - 10-to-20-year vision
  - Encouraging commercial property owners to invest in sewer systems to accommodate commercial growth without the initial cost transferring to the single-family homeowners in the area
  - Potential new and less costly sewer systems
  - Local improvement districts
- Would it be possible to get information on septic systems from Environmental Health?
- How do we address maintaining Rural Character while still transitioning to an NMUGA?

- Making sure to utilize the mixed use in an NMUGA while keeping surrounding areas safe from sprawl.
- Do we need high density in Clinton versus the medium density of Freeland?
- Potential of transfer of development rights
- Request for staff to clarify what are next steps?
  - Comprehensive plan amendment 2024
  - Clinton Gateway is on the Work Plan
  - The county is already financially invested in Clinton Gateway
  - Can improvements be made through re-zoning

### **ADJOURNMENT**

(Approximate recording timestamp: 00:59:45/01:00:02)

Meeting adjourned at 3:00pm