

CLINTON GATEWAY



Maintaining Rural Character, Encouraging Sustainable
Practices, & Supporting Economic Development

SUMMARY

- Clinton Gateway Goals
- Overview of RAIDs
- Overview of NMUGAs
- RAIDs and Zoning Changes
- RAIDs and Public Facilities



GOALS & PRIORITIES

Vision

- Vibrant & Attractive
- Modern & Sustainable
- Safe
- Pedestrian Friendly

Priorities

- Walkability
- Traffic
- Beautification
- Zoning
- Infrastructure

Strengths

- Accessibility
- Proximity
- Gateway

Challenges

- Topography
- Pass-Through Traffic
- Septic and Water



RAIDS

- Limited Area of More Intensive Rural Development (LAMIRD)
- Logical outer boundaries
- Minimize and contain more intensive uses
- Preserve community character
- Support development and infill
- Protect natural water flows





NMUGAS

- Facilitate rural to urban transition
- Accommodates and encourages urban growth
- Accommodates intensive residential development
- Accommodates zoning changes



RAIDS & ZONING CHANGES

Zoning changes are not permitted
(17.03.220 - Zoning amendments)

	Proposed Zone														
		Airport	Camano Gateway Village	Commercial Agriculture	Light Manufacturing	Parks	Rural	Rural Agriculture	Rural Center	Rural Forest	Rural Residential	Rural Service	Rural Village	Special Review District	Urban Holding
Current Property's Zone	Rural Residential	X	X	X	X	CPA	CPA	CPA	X	CPA		X	X	CPA	CPA
	Rural Center	CPA	III	CPA	CPA	CPA	CPA	CPA		CPA	X	III	III	CPA	CPA



RAIDS & ZONING CHANGES

Boundary changes are permitted
(WAC 365-196-425(6)(c)(IV)(C))





RAIDS & PUBLIC FACILITIES

- Essential public facilities are permitted (RCW)
 - Roads & Sidewalks
 - Lighting & Traffic Signals
 - Water & Sewer
- Must have existed as part of the built environment prior to July 1990

