Jeff Thomas:

The County is not against us, they just don’t care about us yet.

Act like a community and make it known to the world.

I don’t remember if I’ve shared this before, but the document at link below is worth your review – most recent description (2012) and explanation of our CRC zone (est 1964) which does pre-date the state’s 1990 Growth Mgmt Act.

<http://www.co.snohomish.wa.us/documents/Departments/PDS/Planning_Commision/2012/miscellaneous/DraftCRCMatrixStaffReportFinalforPC.pdf>

Here is link to scalable MUGA map from SnoCo site I referenced earlier.  It's the starting point for our "what/where is Clearview?" planning, be sure to understand the legend in lower left corner:

<http://www.co.snohomish.wa.us/documents/County_Services/SCT/PAC/Other/PROPOSED_CPP_muga_appxB_OPT_Fin4_TC-10.pdf>

My own quick observations/hints/suggestions:

         The Cities of Everett, Mill Creek and Bothell have room to grow via annexation in the MUGA zones, *should they ever choose*

         There is unclaimed MUGA near Hwy 9 around Cathcart Way (Seattle Hill east, Silver Firs, the Falls, Gold Creek, etc.)

         There are NO specific or obvious borders for “Clearview”

         In fact, *there is no Clearview* – or Maltby or Cathcart or Grace, etc. (those are simply *community* labels established over time and reinforced by common public use…)

         Our Clearview area is RURAL, completely outside the UGA, eliminating the possibility at present to be annexed or incorporate

         Our CRC, Clearview Rural Commercial zone, simply expands the list of businesses that can locate there, nothing more

         There is UGA in the Maltby area, though few there are apparently interested in incorporating despite their industrial tax base

Jared and I spoke after last mtg and think we really have but a single path to go, beginning with a single step:  *start acting and looking like a community.*  Even this doc says “…**first, that there exists a distinct community**…”.  That’s NOT the case *at present* should any county official look at this “Clearview” area now, even if you include Janet’s unclaimed MUGA “Silver Firs/east of Seattle Hill road” area.  No incorporation without moving the UGB; no moving the UGB without a *distinct community*.  And we confirmed any effort to move voters, the county council, the UG review board, the UGB itself, plus incorporation or not, is likely a six-figure monetary investment over 2-5 years at best.  Personally, I’m not even sure there’s a sufficient economic base here yet to support a city…

***However****, we CAN start defining, building, growing, identifying, sponsoring, etc. a distinct community immediately.  That just takes planning, passion, persistence, energy and a couple bucks.  Nothing wrong with a rural community beyond the UGA that has a community club and business association to accomplish most of what  the group wants.  (We did hear that even incorporation would not allow us to do all that the group has discussed, e.g. banning “slut huts”,  recreational pot outlets, etc.)  Heck, Maltby has an illuminated sign that reads “CITY of Maltby” and they are just a single block off 522, hardly a community!*

Suggest you (or anyone) start with the **MUGB map available on SnoCo site** – it shows the real lay of the land:  1) current city limits, 2) their respective MUNCIPAL urban growth areas (the only spaces those cities can annex), 3) the little bit of unclaimed MUGA, and of course 4) the UGBoundary itself (Maltby has some, we do not).

I’m eager for next meeting – perhaps a proposed Action Plan should be drafted so “individuals responsible” and deadlines can be assigned.  First among the steps is a non-profit org for legal and financial reasons.

Jon Julnes:

I think we should be bold. Jump out in front of moving vehicles to tell our story...even if it's a bit over the top.

Jeff has my vote for "Mayor"

Ready to write a personal check for the bouncy house, allow her to use it on my property.

Create a survey with loaded questions....some very innocuous but, others very slanted: "do you like having bikini barista's in your neighborhood, with no say on their location"......."do you prefer the scatter shot methodology that the county uses to allow businesses to operate unlicensed in Clearview?".....would be useful in getting to "Yes".

Public opinion will determine not only whether this action is doable (or even wise), but....how better to phrase the approach to the neighborhood once we can determine what it is "they" want.

We need to draw Geographical boundaries.

Scott Hart:

I’ll help buy the bouncy house.

Working with the County will make them more aware of the positives of working with us to improve our neighborhood, and Just as importantly, hopefully they will realize that we aren’t just a bunch of yokels complaining just to complain.

Jared Adams:

We have to get really, really good at working with Snohomish County.

We ought to consider forming a Washington non-profit corporation for our group.

We need a clear, unified statement of what we are trying to do.  I am not thinking of a vision statement; I am thinking of taking our “wish list” of results and trimming it down to some measurable and realistic action items.

I foresee three projects operating in tandem: (1) start building a stronger sense of community in Clearview (e.g., signs, survey, etc.); (2) start the process of extending the UGA boundaries (if we determine that is realistic); (3) become experts at working with the county council (e.g., zoning, political process, etc.).

What is the process to extend UGA boundaries?  Is it a vote by the county council?  Is it notices, public hearings, etc.?

Janet:

Jeff,  The identity of Clearview is confusing is it rural or urban.  The boundaries are specific.  The Falls & Goldcreek, & other PRDs east of silver firs.  This community is within UGA zoning. MUGAs are 1mile out from uga designating future urban growth.  Yes I live in the muga and anyone from cathcart way to 164th.  That is why identity is the key.  Communicating with the urban community is crucial. The understanding that the county will develop the cathcart landfill prop and create a new retail sector.  If you created a municipality in the uga the future for the landfill prop and bus depot could be altered. Bottom line you could create a  chamber of commerce if you had a city.  Janet