

EXHIBIT A

Comprehensive Plan 2020 Annual Update Findings of Facts and Recommendations to the City Council for Ordinance No.1076

Suggested Findings of Fact

1. The City of Langley completed its most recent Comprehensive Plan Periodic Update on March 5, 2018 by Ordinance No. 1044.
2. To assure that comprehensive plans remain relevant and up to date, the GMA requires each jurisdiction to establish procedures whereby amendments to the plan are considered by the City Council (RCW 36.70a.130(2)) and limits these amendments to once a year unless an emergency or other statutory exception exists.
3. The City of Langley has established a procedure for amending the Comprehensive Plan in Section 18.21.010 of the Langley Municipal Code (“LMC”), that limits amendments to the Comprehensive Plan to no more than once a year consistent with State law.
4. The City of Langley invited annual amendment applications between the period of June 1 and August 26th, 2020.
5. The Comprehensive Plan amendments identified by City staff and Planning Advisor Board relate to four separate issue areas: Planned Unit Developments; Multifamily Infill Form Based Code; Water Retails Service Area; and Dismantling Systemic Racism.
6. On January 7, 2021, the City of Langley provided the required sixty (60) day notification under RCW 36.70A.106 to the Department of Commerce of the City’s proposed 2020 annual update to the Comprehensive Plan and intent to adopt.
7. On February 17, 2021, the SEPA responsible official issued a Determination of Non-Significance following the required 14-day comment period. No comments were received.
8. On February 17, 2021, a Notice of Public Hearing was posted at City Hall, the Post Office, City website and to the Mayor’s email newsletter subscribers.
9. On February 20, 2021, a Notice of Public Hearing was published in the South Whidbey Record.
10. All public notification requirements for the Planning Advisory Board’s open record public hearing were met.
11. The State Growth Management Act (RCW 36.70A) requires that comprehensive plans be implemented by zoning and other development regulations.
12. The proposed update to the City’s Comprehensive Plan and Land Use maps will not result in probable significant adverse impacts to the transportation network, capital facilities, utilities, parks and critical areas of the City of Langley.
13. The proposed update to the Comprehensive Plan and changes to the City’s Comprehensive Plan Maps are consistent with the Washington State Growth Management Act, the Island County planning policies and other applicable local and state policies, agreements and laws.
14. The Langley Planning Advisory Board completed its required public review process.

Suggested Conclusions of Law

Based on the above Findings of Fact, the following Conclusions of Law have been made:

1. LMC 18.21.010 grants the PAB the responsibility to prepare and update comprehensive plans in order to anticipate and influence the orderly and coordinated development of land and building uses in the city and its environs and any identified urban growth areas.
2. The City Council has the authority to approve or disapprove, or modify and approve as modified, the comprehensive plan, or refer it back to the planning agency for further proceedings.
3. On March 3, 2021 the Planning Advisory Board held an open record public hearing.
4. City staff, Planning Advisory Board and City Council have involved the public in this Comprehensive Plan review.
5. The 2020 annual update of the Comprehensive Plan is deemed complete and ready for action by City Council.
6. The Comprehensive Plan annual update complies with the goals and requirements of Chapter 36.70A RCW and Chapter 365-195 WAC.
7. Following the open record public hearing on March 3, 2021 on the proposed Comprehensive Plan amendments, the Planning Advisory Board recommends that City Council adopt the findings of facts, conclusions of law, ordinance no. 1076 and related exhibits.
8. Any findings of fact deemed to be a conclusion of law is hereby adopted as such.
9. Any conclusions of law deemed to be findings of fact is hereby adopted as such.

Recommendation

Following the close of the hearing and discussion by the PAB, the Board recommends the public hearing testimony, these findings of fact and Comprehensive Plan amendments to be forwarded to Council for its consideration and first reading of Ordinance No. 1076.