



MINUTES
CITY OF LANGLEY
PLANNING ADVISORY BOARD REGULAR MEETING
September 6, 2017

The meeting was called to order at 3:00 PM.

ATTENDANCE

PAB: Roger Gage, acting Chair, JR Fulton, Maralie Johnson (alternate), Sommer Harris

Council: Burt Beusch

Staff: Brigid Reynolds, Planner

Regrets: Christy Korrow, Rhonda Solerno

1. Approval of the Agenda

Approved with the addition of the Visser Funeral Home zoning under New Business

2. Introduction of new PAB members

Maralie Johnson and Sommer Harris

3. Minutes

Minutes of August 2 regular meeting could not be approved as the majority did not attend the previous meeting.

4. New Business

Brigid opened up discussion of the current zoning for the Visser Funeral Home which is RS5000 and does not reflect the commercial use. She suggested that it could be redesignated through the Comp Plan review as commercial and possibly rezoned to Neighborhood Business to reflect its most recent commercial use. JR Fulton recused himself from any vote as he, in partnership with others, has made an offer on the property.

Brigid discussed the non-conforming use aspect of the property and that the Municipal Code establishes a 12-month period by which if the use is not continued its non-conforming status is lost. She indicated that there are existing vacant properties zoned for commercial use and further review of the vacancies should be considered with this proposal.

The PAB determined that this discussion should be held by Council.

5. PAB Parking August 5th walk about discussion

On August 5th Christy, JR, Roger, Rhonda, Burt and Dominique walked around the downtown area to observe parking availability and to identify possible solutions. They started at the Star Store at 11 am.

Brigid noted that the First Street Complete Street project may affect parking on that street. A wayfinding project is also underway and good signage is an important element of a parking strategy.

JR submitted his summary notes and Christy's notes were in the agenda package.

JR's notes - Create Smart Parking in lieu of more parking policy

- You need to consider other parking strategies when 90% of parking is full, Note: Walkabout and our previous peak day surveys identified approximate overall parking usage at 65% or less
- Maintain street parking: try to maintain the ability to park along the street wherever possible, this is the least expensive and most accessible parking
- Use dense diagonal street parking in Business and Neighborhood business areas to maximize on street parking.
- Consider using/allowing Pop Ups in NB and CB parking areas for ancillary restaurant/sale/festival
- Consider meters on First Street. Where one zone has significantly higher demand right priced curb parking will create parking access. Use the metered parking revenue in the metered parking zone.
- Employees to park further away from CBD
- Dedicated personal or specific unused store (Langley Village) parking could be opened up.
- Increase disabled parking locations.
- Decrease or eliminate minimum on-site parking requirements for all Residential types, especially multifamily.

Other comments

- Enforcement of parking regulations is important to encourage better parking habits.
- Any possible changes in the downtown area must include Langley Main Street and the Chamber of Commerce as part of the process
- Encourage more shared parking of private parking lots/spaces particularly when businesses are closed.
- Does the shuttle go to the church parking lots? Could the shuttle operate more frequently?

Brigid will send out the previous parking reports that were completed in 2011 and 2015.

6. Comprehensive Plan Background to Elements

Parks and Open Spaces, Utilities & Capital Facilities, Economic Development

Brigid briefly reviewed the draft backgrounder and there were few comments

JR noted that he is pleased that a lot of the repetition has been removed and that the Comp Plan is more up to date.

Burt noted to add that Whidbey Tel also provides television and security services.

7. Joint PAB/Council meeting & Public Meeting for the Comp Plan

Brigid suggested that rather than hold a separate joint meeting that it be held as part of a regular Council meeting. As both Christy and Dominique are away this meeting should wait until their return with a possible date of October 2. Brigid will confirm with Debbie if this is a good date.

A public meeting would be held following the joint meeting.

8. Reducing barriers for Solar PV

Brigid reviewed her report and there was agreement that this is a positive step for the City. JR moved and Maralie seconded the recommendation to Council that staff proceed with drafting an ordinance and once completed to hold a public hearing. All in favor.

9. Next meeting

The next meeting will be October 4th.

The meeting was adjourned at 4:10 p.m.